

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

SENT TO D.C.  
3/21/2000

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instruction. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Spring-Douglas Historic District

other names/site number:

2. Location

street and number: Roughly Spring Street and Douglas Avenue between River Bluff Road and N/A not for publication  
Kinball Avenue

city or town: Elgin

state: Illinois

county: Kane

N/A vicinity

zip code: 60120

3. State/Federal/Tribal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

William L. Wheeler / SHPO / 3-17-00  
Signature of certifying official/Title Date

Illinois Historic Preservation Agency  
State or Federal agency and bureau American Indian Tribe

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau American Indian Tribe

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other. (explain:)

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
455	41	buildings
		sites
		structures
		objects
455	41	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed  
in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic

**Historic Subfunctions**

(Enter subcategories from instructions)

- Multiple Dwelling
- Secondary Structure
- Single Dwelling

**Current Functions**

(Enter categories from instructions)

Domestic

**Current Subfunctions**

(Enter subcategories from instructions)

- Multiple Dwelling
- Secondary Structure
- Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

- Bungalow/Craftsman
- Classical Revival
- Colonial Revival
- Italianate
- Mission/Spanish Colonial Revival
- Prairie School
- Queen Anne
- Shingle Style
- Stick/Eastlake
- Tudor Revival

**Materials**

(Enter categories from instructions)

- |            |         |
|------------|---------|
| Foundation | Stone   |
| Walls      | Wood    |
| Roof       | Asphalt |

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is

- A owned by religious institution or used for religious purposes..
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

#### Areas of Significance

(Enter categories from instructions)

Architecture

#### Period of Significance

1850-1950

#### Significant Dates

N/A

#### Significant Person

(Complete if criterion B is marked above)

N/A

#### Cultural Affiliation

#### Architect/Builder

Abell, W.W.

Postle, David M.

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS:)**

**Primary location of additional data:**

preliminary determination of individual listing (36 CFR 67) has been requested.

State Historic Preservation Office

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

Local Government (Repository Name: City of Elgin)

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

See continuation sheet for additional  
 HABS/HAER documentation.

**10. Geographical Data**

**Acreage of Property:** 93.70

**UTM References**

(Place additional UTM references on a continuation sheet.)

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title: Jennifer Kenny and Victoria Granacki

organization: Historic Certification Consultants

date: 1/4/1999

street & number: 1105 West Chicago Avenue, Suite 201

telephone: (312) 421-1131

city or town: Chicago

state: Illinois

zip code: 60622-

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property

**Additional items**

(Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name:

street & number:

telephone:

city or town:

state:

zip code:

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.* ).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Spring Douglas Historic District, Elgin  
Kane County, Illinois

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NARRATIVE DESCRIPTION

SUMMARY

The Spring-Douglas Historic District is located in the Northeast Neighborhood of Elgin, Illinois, just to the east of the Fox River, and north of the central business district. It encompasses 285 principal structures and 211 secondary structures, with contributing buildings dating between 1850 and 1950. The district is residential in character, and is located on both sides of two north-south streets, Spring Street and Douglas Avenue, from River Bluff Road to Kimball Street including a few additional properties on 12 intersecting streets. The Sherman Hospital complex on the east side of Spring Street in the northeast portion of the district is the only property on Spring Street not in the boundary. The National Register nominated district encompasses the same boundaries as the local Spring-Douglas Historic District that was surveyed in 1995 and designated a local historic district in 1996.

DESCRIPTION

The district is situated in the city of Elgin, Illinois, located 38 miles north and west of Chicago, along the Fox River. Although the majority of the city lies in the northeast portion of Kane County, a fragment of Elgin's east side lies within Cook County. Elgin, incorporated as a city in 1854, is one of the largest urban areas in what is known as the Fox River Corridor, with a 1996 Special Census Population of 85,068 and a total of 30,118 housing units in the 1990 Census. Elgin's earliest transportation route was a Chicago to Galena stage coach road that was surveyed from Elgin to Belvidere in 1836 by early settlers James Gifford and Samuel Kimball, later becoming U. S. Route 20. Contemporary highways include Interstate 90 (Northwest Tollway), and four state highways, State Routes 25 and 31, that run north and south through Elgin along either side of the Fox River, and State Routes 58 and 19. Elgin is served by the Union Pacific Railroad, formerly the Galena and Chicago Union Railroad (Chicago and North Western Railway), that began service to Elgin in 1850. Another railroad, the Chicago and Pacific (later the Milwaukee Road and now the Soo Line), arrived in Elgin in 1873. Elgin is now considered a suburb of Chicago because it is within commuter distance of Chicago's Loop, both by rail and by expressway. However, the historical growth of Elgin has been mostly independent from Chicago due to the large industries that developed in Elgin. Elgin attracted a number of factories due to its close proximity to both water power and railroad lines. The concurrent growth of the dairy and watch manufacturing industries beginning in the 1860s, followed by a number of factories in the early 1890s all led to an increase in population. This population growth is reflected in Elgin's built environment. The majority of Elgin's housing stock was built prior to 1930, until the development of new housing on the outskirts of the city after the Second World War. The Spring-Douglas Historic District exemplifies Elgin's residential development. The linear

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nature of the district shows the expansion of the city, with early housing to the south dating as early as the 1850s to the modern styles of the 1950s and 1960s at the northernmost end.

**CHARACTER OF THE LANDSCAPE AND STREETScape**

Elgin's topography was formed about 10,000 years ago by the last glacial movement in the region.<sup>1</sup> The glacier left a large river, the Fox River, that flows southerly through the city. The Fox River divides Elgin into the west side and east side. Along the river, steep bluffs were formed that are apparent at the northern end of the Spring-Douglas Historic District. From the northernmost point of the district which is a somewhat flat area on the river bluff, the land rolls gradually downward in two directions: south towards the downtown and west to the Fox River. Because of the rolling nature of the land in the district, many homes are on elevated lots, some with retaining walls of concrete and stone. Mature deciduous trees, many of which are maple, are found along both Spring Street and Douglas Avenue. Douglas Avenue, however, becomes a more densely tree-lined street north of Lovell Street.

The City of Elgin is divided by the Fox River into the east and west sides. The district is located in what is known as the Northeast Neighborhood of Elgin, an area that is principally residential in use. The Spring-Douglas Historic District has 285 primary buildings within its boundaries, of which 283 are residential, one is institutional (Salvation Army at 316 N. Douglas Avenue), and one is commercial (a gas station at 180 Kimball Street). Of the 283 residential buildings, 96% (271 homes) were originally constructed for single family use and 4% (12 buildings) were built for multi-family use. While there are only 12 original duplexes, apartments and flat buildings, many single-family homes have been converted to multi-family use over the years. These homes are generally at the southern end of the district. Kimball Street, at the southern district boundary, clearly marks a change in use from the primarily residential area to the north and the commercial business district to the south. In the late 1990s, Kimball Street was widened to two lanes in each direction with a central parkway, further indicating the distinction between downtown and the Northeast Neighborhood. At the north end of the district, along River Bluff Road, is a high bluff that drops to the Fox River valley below allowing for views from the homes above. Just to the east and west of the Spring-Douglas Historic District are some homes of similar quality, but Spring Street and Douglas Avenue developed with distinguished houses for prominent citizens and today contain a preponderance of these homes. The Sherman Hospital property also clearly demarcates the boundary at the northeast section of the historic district, because it has expanded its facilities upon what had formerly been residences on the 900 block of N. Spring Street and on Center Street just to the east.

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<sup>1</sup> Kane County Development Department. *Built for Farming: A Guide to the Historic Rural Architecture of Kane County*. Kane County Development Department, May 1991, 5.

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Street patterns follow a typical rectangular grid found on the east side of Elgin. Both Spring Street and Douglas Avenue are 66 feet wide, with one exception: Douglas Avenue becomes 80 feet wide north of Lincoln Avenue. This change marks a noticeable difference in the character of the housing stock to larger, high-style homes. Spring Street is a minor north-south street through the Northeast Neighborhood while Douglas Avenue is a major north-south arterial. The 12 cross streets are either 66 feet wide for busier streets or 49.5 feet wide for less traveled streets that are typical of streets within the east side of Elgin. East-west streets located south of Jefferson Avenue tend to be smaller in width probably because they were part of one of the earlier plats of Elgin. Lots are rectangular and sizes tend to be 66 feet wide with some variations including a few double lots or smaller 52.8 feet wide lots. The depth of the lots varies throughout the district due to resubdivision, with a maximum of about 180 feet depending upon whether there are alleys to the rear of lots. Front yard setbacks range from 15 to 25 feet, mostly uniform on each block. A few properties are surrounded by chain link, wood picket, and iron fencing and there are brick gate posts found on the most imposing properties at the north end of the district. All streets have concrete sidewalks and there are a number of utility poles along both Spring Street and Douglas Avenue. The district is densely built up and there are very few vacant lots or open spaces. There is one park on a lot at the northwest corner of Douglas Avenue and Ann Street that serves the Salvation Army Center across the street.

#### ARCHITECTURE

The linear thrust of development outward from the original town of Elgin in all directions is embodied in the architecture found on Spring Street and Douglas Avenue. The northward development along Spring Street and Douglas Avenue is displayed in the architectural styles and types from the earliest buildings from the pre-Civil War era at the southernmost end of the district, to the booming years of Elgin just prior to the turn of the century in the middle and throughout the district, through the historic revival style and modern era homes at the northern end of the district.

There are a total of 285 buildings within the Spring-Douglas Historic District, dating between 1850-1970 of which 273 (96%) are contributing and 12 are non-contributing. A contributing building was built during the period of significance (between 1850 and 1950) while non-contributing buildings were built after the period of significance (after 1950). The 12 intrusions are mainly found at the far south end of the district but a few are scattered as infill throughout the district. A range of architectural styles and vernacular house types are found, with a great number of high style buildings as well as simple vernacular homes and cottages that were built in Illinois prior to the turn of the century. There are 211 secondary structures, of which 182 (86%) are contributing to the district and 29 are non-contributing to the district, or believed to have been built after 1950. 198 of the secondary structures are detached garages, and the remaining structures are barns, coach houses, sheds, a gazebo, a playhouse, and a pergola.



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The earliest construction in the historic district dates from the pre-1875 period, and is found primarily south of Jefferson Avenue, formerly known as North Division Street or the city limits during this era. The majority of the land south of Jefferson to Kimball Street was subdivided in 1854 as part of P.J. Kimball's Third Addition, with the exception of the lots at the southernmost end along Kimball Street that were already subdivided as part of P.J. Kimball Jr.'s Second Addition in 1848. Homes and cottages built during this era are in high styles such as Gothic Revival, Greek Revival and Italianate. The majority of 19<sup>th</sup> century vernacular house types are found in this area south of Jefferson Street such as the New England One-and-a-Half, Gable Front, Gabled Ell, Cross Form, L-Form, and T-Form.

The greatest bulk of development for the district as a whole was from the 1880s through the 1930s, with over 90% of the buildings built in this time period. A building boom took place that stemmed from the construction of a street car line in 1881 on Douglas Avenue from Kimball Street to Slade Avenue, and extended to Lovell Street in 1890. This construction occurred in Lovell's additions of 1868, 1893, 1913, other resubdivisions of Lovell lands where many of Elgin's leaders settled, as well as in the many subdivisions associated with William Grote beginning in 1891 that were developed originally for employees of the Ludlow Shoe Factory and the Illinois Watch Case Company. Prior to the turn of the century, architectural designs in the Stick Style, Queen Anne, and Shingle Styles were constructed on Spring Street and Douglas Avenue as well as a number of 19<sup>th</sup> century vernacular house types.

As Douglas Avenue began to gain the reputation of being an exclusive street at the turn of the century through the 1930s, many historic revival and modern era homes began to appear. Homes in the Colonial Revival, Dutch Colonial Revival, Mission, Tudor Revival, Italian Renaissance, Classical Revival, Craftsman and Prairie styles are found at the northern end of the district. Also mixed in are popular house types of the 20<sup>th</sup> century such as American Foursquare and Bungalow. Later Colonial Revival, Cape Cod, and Ranch styles are mainly found at the far north end of the district.

Although the Spring-Douglas Historic District consists primarily of single-family residential buildings, there are a number of notable multi-family dwellings. As Elgin grew into an industrial city, urbanized forms of residential development began to emerge. Urban architectural types, such as duplexes, flats, and apartment buildings, served multi-family uses. The era of the multi-family building in the district dates from the mid-1880s through 1929.

Generally, all buildings are one to three stories in height with over half (53%) of the buildings at two stories and 29% at two-and-a-half stories. The majority of the primary buildings are frame (196 or 68%) and 21% (60) are brick or have a combination of brick and other materials. There are 28 stucco buildings (10%) and one stone building. Since frame buildings are subject to painting, a number of owners looked for easy maintenance and

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have applied modern siding materials, particularly at the south end of the district. The local survey of the area found that when siding had been applied, the result was the loss of certain high style features such as incised or gable ornamentation, dentils and spindlework, as well as cornice brackets and window hoods on Italianate dwellings.<sup>2</sup> The 1995 local survey also noted other alterations including the removal of original porches, replacement of original (turned) porch columns, addition of rear wings, and retrofitting of windows.<sup>3</sup> In spite of these alterations, many dwellings do retain their historic detailing and/or massing, and with rehabilitation they may be brought back to their historic grandeur. This is quite possible because in the past 10 years the district has seen a great deal of restoration and rehabilitation due to local incentives. In fact, fifteen homes in the Spring-Douglas Historic District have participated in the Elgin Heritage Commission's Building Plaque Program. The program was started in 1985 to identify and promote awareness and appreciation of those buildings in Elgin that have historic and/or architectural value.

The following pages indicate which buildings are contributing and non-contributing resources within the district. Contributing buildings must meet two conditions: age, meaning it must have been built or standing during the period of historic significance (1850-1950); and integrity, meaning it must possess enough integrity to still be identified as historic. Non-contributing buildings are buildings that have been built after the period of significance; or buildings that have been so completely altered that they are no longer recognizable as historic.

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<sup>2</sup> Charles Kirchner and Associates. *Completion Report for an Architectural/Historical Survey of Douglas Avenue/Spring Street Corridor*. Elgin, Illinois, 1995, 2-1.

<sup>3</sup> Ibid.

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**CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS BY ADDRESS**  
(C = Contributing, NC = Non-contributing)

STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Ann St	163	T-Form	c. 1880	single-family	C	detached garage	NC			
Ann St	166	Gable Front	c. 1870	single-family	C					
Ann St	169-171	Duplex/ Victorian Gothic	c. 1880	multi-family	C					
Ann St	170	Gable Front Cottage	c. 1890	single-family	C	detached garage	NC			
Cherry St	160	Gable Front Cottage	c. 1875	single-family	C	detached garage	C			
Cherry St	161	Italianate	c. 1870	single-family	C					
Cherry St	167	Pyramidal Cottage	c. 1880	single-family	C	detached garage	NC			
Cherry St	171	Queen Anne Cottage	c. 1875	single-family	C	detached garage	NC			
Cooper Ave	126	Classical Revival	1939	single-family	C			Joseph Speiss House	Gylleck, Elmer	William, Henry
Douglas Ave	251	Greek Revival	c. 1850	single-family	C			David M. Cole House		
Douglas Ave	258	Italianate	c. 1875	single-family	C	shed	C	Henry Lee Borden House		
Douglas Ave	263-267	Flats/ Classical Revival	c. 1910	multi-family	C	house	C	Hoxie Flats		
Douglas Ave	266	Apartments/ Classical Revival	c. 1900	multi-family	C	detached garage	C			
Douglas Ave	268-270	Italianate	c. 1880	single-family	C	detached garage	C			
Douglas Ave	269-271	Apartments/ Classical Revival	1892	multi-family	C			Miami Apartments		

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	278	Italianate	c. 1880	single-family	C					
Douglas Ave	279-279 1/2	Gabled Ell	c. 1880	single-family	C	detached garage	C			
Douglas Ave	280-282	Apartments/ Italian Renaissance	1920	multi-family	C			Goldman Apartments		
Douglas Ave	300-302	Flats/Italianate	1885	multi-family	C	detached garage	NC		Tumbull, Gilbert M.	
Douglas Ave	303	Queen Anne	c. 1890	single-family	C	detached garage	C			
Douglas Ave	307	T-Form	c. 1885	single-family	C	detached garage	C			
Douglas Ave	315	No Style	c. 1915	single-family	NC	detached garage	NC			
Douglas Ave	316	Institutional	1970	institutional	NC			Salvation Army		
Douglas Ave	317	New England One And A Half	c. 1860	single-family	C					
Douglas Ave	321-321a	Gabled Ell	c. 1890	single-family	C					
Douglas Ave	361	Queen Anne	1891	single-family	C	detached garage	C	Christie House		
Douglas Ave	365	Tudor Revival Cottage	c. 1915	single-family	C	detached garage	C			
Douglas Ave	370	Gable Front	c. 1890	single-family	C					
Douglas Ave	373	Cross Form	c. 1890	single-family	C	detached garage	C			
Douglas Ave	400	Apartments/ Spanish Colonial Revival	1929	multi-family	C			Lucile Cooper Apartments		Zorno, H. Frank
Douglas Ave	403	Italianate	c. 1870	single-family	C	detached garage	C			
Douglas Ave	409	Queen Anne	1892	single-family	C	detached garage	C	John T. Jencks House		St. Peter. Leon

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	413	Shingle Style	1903	single-family	C	detached garage	C	Henry Schoonhoven House	Postle, David E.	
Douglas Ave	420	Prairie	1909-1910	single-family	C	detached garage	C	Allan A. Retan House	Morris, George	
Douglas Ave	421	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Douglas Ave	453	Gabled Ell	c. 1875	single-family	C	detached garage	C			
Douglas Ave	454-456	Queen Anne	1882	single-family	C					
Douglas Ave	457	Gable Front	c. 1875	single-family	C	detached garage	C			
Douglas Ave	464	Gabled Ell	1879	single-family	C	detached garage	NC			
Douglas Ave	465	Queen Anne	c. 1880	single-family	C	detached garage	C			
Douglas Ave	469	Italianate	c. 1870	single-family	C	detached garage	C			
Douglas Ave	470	Classical Revival	1953	single-family	NC	detached garage	NC	Richard O. Thies House		Bliss, Richard
Douglas Ave	471	Italianate	1870	single-family	C					
Douglas Ave	501	Gable Front	c. 1890	single-family	C					
Douglas Ave	504	Queen Anne	c. 1880	single-family	C	barn/garage	C	James B. Lane House		
Douglas Ave	505	Gable Front	c. 1890	single-family	C					
Douglas Ave	510	Italianate	c. 1875	single-family	C	detached garage	NC			
Douglas Ave	511	Gabled Ell	c. 1875	single-family	C	detached garage	NC			
Douglas Ave	514	Italianate	c. 1880	single-family	C	barn/garage	C	Chris Lay House		
Douglas Ave	515	Gabled Ell	c. 1890	single-family	C	detached garage	NC			
Douglas Ave	519-521	Queen Anne	1890	single-family	C	detached garage	NC	Charles Mackh House	Hoag, Smith	Joseph
Douglas Ave	522	T-Form	c. 1880	single-family	C	detached garage	C	J. B. Hibbard House		
Douglas Ave	554	Cross Form	c. 1890	single-family	C	detached garage	C	Francis Wright House		

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	555	Gable Front Cottage	c. 1870	single-family	C	detached garage	C			
Douglas Ave	560	Cross Form	c. 1885	single-family	C	barn/coachhouse	C			
Douglas Ave	561	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Douglas Ave	564	Cross Form	c. 1890	single-family	C	detached garage	C			
Douglas Ave	565	Colonial Revival	c. 1905	single-family	C	detached garage	C	Charles G. Shoemaker House		
Douglas Ave	570	Cross Form	c. 1890	single-family	C	detached garage	C			
Douglas Ave	571	Gable Front	c. 1875	single-family	C	detached garage	C			
Douglas Ave	603	Queen Anne	c. 1900	single-family	C	detached garage	C			
Douglas Ave	606	Italianate	c. 1870	single-family	C					
Douglas Ave	607	Shingle Style	c. 1900	single-family	C	detached garage	C			
Douglas Ave	612-614	Queen Anne	c. 1885	single-family	C					
Douglas Ave	615	Dutch Colonial Revival	1924	single-family	C	detached garage	NC			
Douglas Ave	618	Cross Form	c. 1890	single-family	C	detached garage	NC			
Douglas Ave	621	L-Form	c. 1890	single-family	C	detached garage	C			
Douglas Ave	624	Queen Anne	c. 1890	single-family	C	detached garage	C			
Douglas Ave	627	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Douglas Ave	630	Gabled Ell	c. 1885	single-family	C	barn	C			
Douglas Ave	631	Cross Form	c. 1885	single-family	C	detached garage	NC			
Douglas Ave	638	Queen Anne	1885	single-family	C	detached garage	C	William Hart House	Turnbull, Gilbert	MacLay, T. F.
Douglas Ave	639	Gable Front Cottage	c. 1875	single-family	C	detached garage	C			
Douglas Ave	643	Gable Front Cottage	c. 1910	single-family	C	detached garage	NC			

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	644	Gable Front	c. 1890	single-family	C	detached garage	NC			
Douglas Ave	650-652	Apartments/ Colonial Revival	1955	multi-family	NC	detached garage	NC	R. J. Covey Apartments		Covey, Roy James
Douglas Ave	653	Queen Anne	1887	single-family	C			Phillip Freiler House	Hoag, Smith	Kirkpatrick/ gnus/Wick Long
Douglas Ave	705	Queen Anne	1904	single-family	C	detached garage	NC	William M. Krueger House		
Douglas Ave	706	Shingle Style	1892-93	single-family	C	detached garage	C	Ithiel C. Towner House	Abell, W. W.	Wright, John
Douglas Ave	711	Queen Anne	c. 1890	single-family	C	barn	C			
Douglas Ave	714	Shingle Style	1904	single-family	C	detached garage	C	Dwight A. Chamberlain House	Postle, David E.	
Douglas Ave	716	Shingle Style	c. 1890	single-family	C	coach house	C		Postle, David E.	
Douglas Ave	717	Cross Form	c. 1890	single-family	C	detached garage	C			
Douglas Ave	721	Colonial Revival	1923	single-family	C	detached garage playhouse	C C	R. Sherman Lord House		
Douglas Ave	722	Queen Anne	1890	single-family	C	coach house	C	John Fleming House	Hoag, Smith	Crocker, Rien
Douglas Ave	730	Stick Style	c. 1885	single-family	C	detached garage	C			
Douglas Ave	733	Queen Anne	c. 1885	single-family	C	detached garage	C	Margaret McCredie House		
Douglas Ave	736	Queen Anne	c. 1890	single-family	C	detached garage	C			
Douglas Ave	737	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Douglas Ave	802	Shingle Style	c. 1895	single-family	C	detached garage	C			
Douglas Ave	808	Queen Anne	1892	single-family	C	detached garage	C	Adolph M.C. Todson House		Jensen, Henry
Douglas Ave	809	Queen Anne	1906	single-family	C			Albert Volsch House		

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	820	Queen Anne	1906	single-family	C	detached garage	C	John A. Russell House		
Douglas Ave	821	Classical Revival	1909	single-family	C	coach house	C	August Scheele House		
Douglas Ave	825	Prairie	c. 1915	single-family	C	detached garage	C			
Douglas Ave	826	Dutch Colonial Revival	1906	single-family	C	detached garage	C	Dr. Thomas E. Macaulay House	Postle, David E.	
Douglas Ave	832	Dutch Colonial Revival	1906	single-family	C	detached garage	C	Thomas S. Huntley House	Postle & Mahler	
Douglas Ave	838	Mission	1907	single-family	C	detached garage	C	Henry F. Rice House	Postle, David E.	
Douglas Ave	841	Colonial Revival	c. 1920	single-family	C	shed	C			
Douglas Ave	844	American Foursquare	c. 1910	single-family	C	detached garage	C	James W. Healey House		
Douglas Ave	849	Italian Renaissance	1922	single-family	C	gazebo	NC	Dr. Frederick C. Schurmeier House	Bell, Claude	
Douglas Ave	850	Prairie	1909	single-family	C	detached garage	C	Royal Kimball House	Postle, David E.	Rewoldt, Herr
Douglas Ave	890	Prairie	c. 1910	single-family	C	detached garage	C	Ignatius B. Miller House		
Douglas Ave	891	Prairie	c. 1915	single-family	C	detached garage	C			
Douglas Ave	900	Prairie	1909	single-family	C	detached garage	C	John A. Waterman House	Postle & Mahler	
Douglas Ave	903	Queen Anne	1904	single-family	C	detached garage	C	Frank H. Bosworth House	Abell, W.W.	
Douglas Ave	907	Craftsman	1907	single-family	C	detached garage	C	Albert Dohle House		
Douglas Ave	911	Prairie	c. 1910	single-family	C	detached garage	C			
Douglas Ave	912	Dutch Colonial Revival	1908	single-family	C	detached garage	C	Edward H. Cutter House		



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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Douglas Ave	916	Colonial Revival	c. 1920	single-family	C	detached garage	C			
Douglas Ave	917	Mission	1908	single-family	C	garage/guesthse	C	Albert C. Rinehimer House		
Douglas Ave	926	Colonial Revival	1940	single-family	C	detached garage	C	Art Kenyon House		Kenyon, Art
Douglas Ave	927	Craftsman	c. 1920	single-family	C	detached garage	C			
Douglas Ave	931	Tudor Revival	c. 1920	single-family	C	detached garage	C			
Douglas Ave	935	Colonial Revival	1941	single-family	C	shed	NC	Ernest R. Ludwig House	Gylleck, Elmer	
Douglas Ave	940	Prairie	1917	single-family	C	detached garage	C	Solomon C. Eppenstein House		
Douglas Ave	1007	Colonial Revival	c. 1930	single-family	C					
Douglas Ave	1010	Prairie	c. 1920	single-family	C					
Douglas Ave	1013	Colonial Revival	1950	single-family	C	detached garage	C	Ralph Frey House		
Douglas Ave	1015	Colonial Revival	1926	single-family	C	detached garage	C	William H. Ablemann House	Abell, Ralph E.	
Douglas Ave	1020	Craftsman Bungalow	c. 1915	single-family	C	detached garage	C			
Douglas Ave	1025	Colonial Revival	1924	single-family	C	detached garage pergola	C C	Charles A. Rinehimer House	Abell, Ralph E.	
Douglas Ave	1028	Colonial Revival	1940	single-family	C			Walter Wilcox House		
Franklin Blvd	160	Cross Form	c. 1890	single-family	C	detached garage	C			
Franklin Blvd	161	Gable Front	c. 1885	single-family	C					
Franklin Blvd	162	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Franklin Blvd	167	Queen Anne	c. 1880	single-family	C					

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Franklin Blvd	168	Gabled Ell	c. 1890	single-family	C					
Franklin Blvd	169	Gable Front	c. 1885	single-family	C					
Jefferson St	130-132	Duplex/ Contemporary	1967	multi-family	NC					Levine Builders
Jefferson St	160	L-Form Cottage	c. 1890	single-family	C	detached garage	C			
Jefferson St	163	Colonial Revival	1936	single-family	C	detached garage	C	Lillian Smith House		
Kimball St	160	Apartments/ Colonial Revival	c. 1910	multi-family	C					
Kimball St	180	Gas Station	1969	gas station	NC			Pure Oil Station		
Lincoln Ave	164	Prairie	1916	single-family	C	detached garage	C	Herman Bohnenstengel House		
Lincoln Ave	170	Bungalow	c. 1915	single-family	C					
Lincoln Ave	177	Prairie	c. 1920	single-family	C					
Lovell St	160	Queen Anne	1903	single-family	C			William Kruger House		
Lovell St	161	Queen Anne	1887	single-family	C	detached garage	C			
Lovell St	166	Gable Front	c. 1900	single-family	C					
Lovell St	169	American Foursquare	1923	single-family	C	detached garage	C			
Lovell St	202	Prairie	1909	single-family	C	detached garage	C	Clarke L. Anderson House	Abell, W.W.	Palm, L.E.
Plum St	164	Craftsman Bungalow	c. 1910	single-family	C	detached garage	C			
River Bluff Rd	150	Colonial Revival	c. 1920	single-family	C					
River Bluff Rd	164	Ranch	1951	single-family	NC			W. A. Meddows House		Burton, Ernest

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
River Bluff Rd	170	Colonial Revival	1932	single-family	C			G.P. Johnson House		Dietrich, C.A.
River Bluff Rd	200	Colonial Revival	1906	single-family	C			David C. Cook Jr. House		
Seneca St	162	Gable Front	c. 1875	single-family	C					
Seneca St	163	New England One And A Half	c. 1860	single-family	C	detached garage	C			
Seneca St	165	New England One And A Half	c. 1860	single-family	C	detached garage	C			
Seneca St	166	American Foursquare	c. 1910	single-family	C	detached garage	C			
Spring St	250-262-264	Duplex	1909	multi-family	C			Copeland & Cooper Duplex	Abell, W.W.	Covey, M.E.
Spring St	253-255	Apartments	c. 1900	multi-family	C					
Spring St	265	No Style	c. 1875	single-family	C					
Spring St	269	Gable Front	c. 1875	single-family	C					
Spring St	272	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Spring St	273	Cross Form	c. 1875	single-family	C					
Spring St	274-276	Cross Form	c. 1890	single-family	C					
Spring St	279	L-Form	c. 1875	single-family	C					
Spring St	303	Bungalow	c. 1915	single-family	C	detached garage	NC			
Spring St	306	Gothic Revival	c. 1850	single-family	C			Chisholm House		
Spring St	310	American Foursquare	c. 1915	single-family	C	detached garage	C			
Spring St	311-313	Cross Form	1892	single-family	C			Henry Schlaack House		Klein, W.

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	315-317	No Style	c. 1910	single-family	NC	detached garage	NC			
Spring St	316	Queen Anne	c. 1890	single-family	C	detached garage	C			
Spring St	319-323	Duplex	c. 1875	multi-family	C					
Spring St	320	Italianate	1874-75	single-family	C			Marshall Booth House		
Spring St	351-53-55	L-Form	c. 1875	single-family	C					
Spring St	356-358	Queen Anne	c. 1910	single-family	C	detached garage	C	Andrew Moody House		
Spring St	360	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	361	Contemporary	1964	single-family	NC	detached garage	NC	Fred Kuestner House		
Spring St	365	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	366	Prairie	c. 1915	single-family	C	detached garage	C			
Spring St	371	L-Form Cottage	c. 1880	single-family	C					
Spring St	372	Gable Front	c. 1895	single-family	C					
Spring St	402	Gothic Revival	1871	single-family	C	detached garage	C	Oliver P. Chisholm House		
Spring St	403	Gothic Revival	c. 1875	single-family	C	detached garage				
Spring St	408	Queen Anne	1892	single-family	C	detached garage	C	Charles W. Cornell House		Jensen, Henry
Spring St	409	Craftsman	c. 1915	single-family	C	detached garage	C			
Spring St	414	Queen Anne	c. 1900	single-family	C	detached garage	C			
Spring St	415-417	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Spring St	419-421	Queen Anne	c. 1895	single-family	C	detached garage	C			

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	420	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	452	Apartments/ Tudor Revival / Craftsman	1925	multi-family	C			Spring View Apartments		
Spring St	453	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	459	Colonial Revival	1906	single-family	C	detached garage	C	Ralph W. Hawthorne House		
Spring St	460	Prairie	c. 1915	single-family	C	detached garage	C			
Spring St	465	American Foursquare	c. 1910	single-family	C			Eliam E. Benner House		
Spring St	466	Prairie	c. 1915	single-family	C	detached garage	C			
Spring St	467	Contemporary	1952	single-family	NC			William Harden House		
Spring St	472	Queen Anne	c. 1890	single-family	C	detached garage	C			
Spring St	473- 475	T-Form	c. 1900	single-family	C					
Spring St	500- 504	Cross Form	c. 1890	single-family	C	detached garage	C			
Spring St	503	Craftsman Bungalow	c. 1911	single-family	C					
Spring St	508	Cross Form	1902	single-family	C	detached garage	C			
Spring St	509	Cross Form	c. 1885	single-family	C	detached garage	C			
Spring St	514	Italianate	c. 1875	single-family	C	detached garage	C			
Spring St	515	Bungalow	c. 1915	single-family	C	detached garage	C			
Spring St	519	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	520	L-Form	c. 1875	single-family	C					
Spring St	522	Gabled Ell	c. 1890	single-family	C					

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	555	Queen Anne	1890	single-family	C	detached garage	C	William D. Kimball House		
Spring St	559	Queen Anne	c. 1900	single-family	C	detached garage	C			
Spring St	560	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	564	Queen Anne	c. 1900	single-family	C	detached garage	C			
Spring St	565	American Foursquare	c. 1910	single-family	C	detached garage	C			
Spring St	570	Queen Anne	c. 1890	single-family	C					
Spring St	573	Craftsman	c. 1910	single-family	C	detached garage	C	Andrew Rovelsted House	Abell, W.W.	
Spring St	602	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Spring St	603	T-Form Cottage	1890	single-family	C	detached garage	C	Walter A. Merrofield House		
Spring St	606	Cross Form	c. 1890	single-family	C	detached garage	C			
Spring St	607	Ranch	c. 1940	single-family	C	detached garage	C			
Spring St	611	L-Form Cottage	c. 1890	single-family	C					
Spring St	612	Gabled Ell	c. 1890	single-family	C	detached garage	C			
Spring St	617	Gabled Ell	c. 1875	single-family	C	detached garage	C			
Spring St	620	Ranch	1955	single-family	NC	detached garage	NC			Levine, Art
Spring St	624	Gabled Ell	1890	single-family	C	detached garage	C	Samuel Larrew House		
Spring St	625	Cross Form	c. 1875	single-family	C	detached garage	C			
Spring St	629	Gable Front	c. 1875	single-family	C	detached garage	NC			
Spring St	630	Craftsman Bungalow	c. 1915	single-family	C	detached garage	C			
Spring St	635	Gabled Ell	c. 1875	single-family	C	detached garage	C			

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	636	Dutch Colonial Revival	c. 1910	single-family	C	detached garage	NC			
Spring St	638	Queen Anne	1903	single-family	C	detached garage	C	Joseph F. Miller House		
Spring St	639	Cross Form Cottage	c. 1875	single-family	C	detached garage	C			
Spring St	645	Queen Anne	c. 1890	single-family	C	detached garage	NC			
Spring St	648-652	Duplex/ Colonial Revival	1904	multi-family	C			Arthur B. Todd Duplex		
Spring St	649	Contemporary	c. 1950	single-family	C	detached garage	C			
Spring St	704	L-Form	c. 1875	single-family	C					
Spring St	715	Prairie	1909	single-family	C	detached garage	C	Louis Blum House	Abell, W.W.	Helper, Herman
Spring St	716	Prairie	c. 1915	single-family	C	detached garage	C			
Spring St	718	Prairie	1908	single-family	C	detached garage	C	A. Stumpf House		
Spring St	721	Queen Anne	1903	single-family	C	detached garage	C			
Spring St	724	Craftsman Bungalow	1908	single-family	C	detached garage	C	Theodore Kunke House		
Spring St	725	Shingle Style	1902	single-family	C	detached garage	C	Charles H. Reid House	Postle, David E.	
Spring St	730	American Foursquare	1913	single-family	C	detached garage	C	J. F. Miller House		
Spring St	731	Colonial Revival	1905	single-family	C	detached garage	C	Charles G. Shoemaker House	Abell, W.W.	
Spring St	737	Queen Anne	1899	single-family	C			Charles Browning House		Bean & Hubbell
Spring St	800	No Style	1889	single-family	C			Alecius C. Joslyn House		

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	803	Queen Anne	1889-90	single-family	C	detached garage	C	Albert Fehrman House		Seiger & Brammer
Spring St	808-810	Duplex/Prairie	1915	multi-family	C	detached garage	C			
Spring St	809	Shingle Style	1905	single-family	C	detached garage	C	Emil Fehrman House		
Spring St	814	Queen Anne	c. 1890	single-family	C	detached garage	C		Postle, David E.	
Spring St	815	Queen Anne	c. 1890	single-family	C	detached garage	C			
Spring St	820	Shingle Style	1903	single-family	C	detached garage	C	Dr. Frederick C. Schurmeier House	Postle, David E.	
Spring St	821	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	826	Cross Form	1892	single-family	C	detached garage	C	Benjamin Bollman House		Jensen, Henry
Spring St	827	Queen Anne	1899	single-family	C	detached garage	C		Abell, W.W.	
Spring St	832	Shingle Style	1899	single-family	C			Clark H. Eno House		Sederstram an Son
Spring St	833	American Foursquare	1906	single-family	C	detached garage	C	Arthur B. Kerr House		
Spring St	838	Queen Anne Cottage	c. 1900	single-family	C	detached garage	C			
Spring St	841	Shingle Style	1904	single-family	C	detached garage		Charles M. Danner House		
Spring St	844	No Style	1891	single-family	C	barn	C	Roswell S. Brown House		
Spring St	845	Colonial Revival	1906	single-family	C	detached garage	C	Richard Lowrie House		
Spring St	850	Gable Front	c. 1890	single-family	C	detached garage	C			
Spring St	851	Queen Anne	c. 1885	single-family	C					



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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	856	American Foursquare	c. 1910	single-family	C	detached garage	C			
Spring St	859	Queen Anne	c. 1900	single-family	C	detached garage	C			
Spring St	900	Colonial Revival	1899	single-family	C	detached garage	C	George W. Glos House		
Spring St	906	American Foursquare	c. 1910	single-family	C	detached garage	C	William P. Carpenter House		
Spring St	910	Dutch Colonial Revival	c. 1910	single-family	C			James A. Robinson House		
Spring St	916	Colonial Revival	c. 1915	single-family	C	detached garage	C			
Spring St	922	Colonial Revival	c. 1910	single-family	C	detached garage	C			
Spring St	926	American Foursquare	1924	single-family	C	detached garage	C			
Spring St	930	American Foursquare	c. 1915	single-family	C	detached garage	C			
Spring St	934	Colonial Revival	1925	single-family	C	detached garage	C	A. C. Juby House		
Spring St	940	Cape Cod	1955	single-family	NC	detached garage	NC	Ernest Laseman House		Laseman, Ernest
Spring St	946	Gable Front	c. 1900	single-family	C	detached garage	C	William F. Hallett House		
Spring St	1005	Shingle Style	1890	single-family	C					
Spring St	1006	Colonial Revival	1925	single-family	C			G.R. Stevens House		
Spring St	1011	Colonial Revival	c. 1910	single-family	C	detached garage	C			
Spring St	1014	Prairie	1912	single-family	C	detached garage	C			
Spring St	1015	Prairie	c. 1910	single-family	C	detached garage	C			

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STREET	No.	Architectural style/house type	Date	Original use		Secondary Structure		Historic name	Architect	Builder
Spring St	1020	Bungalow	1911	single-family	C	detached garage	C	Roy R. Phillips House		
Spring St	1023	Queen Anne	c. 1900	single-family	C	detached garage	C			
Spring St	1024	Prairie	1911	single-family	C	detached garage	C	Edward N. Herbster House		
Spring St	1027	American Foursquare	1909	single-family	C	detached garage	C	William R. Harrison House		Rider & Rowe
Spring St	1028	Craftsman Bungalow	1909	single-family	C	detached garage	C	D. Alexander McKenzie House		
Spring St	1031	Tudor Revival Cottage	1947	single-family	C	detached garage	C	Paul F. Hudgens House		
Spring St	1045	Stick Style	1884	single-family	C	detached garage	C	Alexander-Spurling House		
Spring St	1050	Prairie	1912	single-family	C	detached garage	C	Eugene Edelstein House		
Spring St	1100	Colonial Revival	1941	single-family	C			Gordon S. Alley House		
Summit St	160	Gable Front	c. 1890	single-family	C					
Summit St	162	Gable Front	c. 1890	single-family	C	detached garage	C			
Summit St	163	American Foursquare	1919	single-family	C	detached garage	C	Walter Willett House		
Summit St	166	Gable Front Cottage	c. 1900	single-family	C	detached garage	C			

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STATEMENT OF SIGNIFICANCE

SUMMARY

The Spring-Douglas Historic District meets National Register Criterion C for architecture. The period of significance is 1850 through 1950. The local architectural significance of the Spring-Douglas Historic District stems from its development as the most prominent upper middle class area of Elgin during the city's formative and rapidly growing periods and its architecture is representative of a variety of high styles and vernacular and popular house types, including the Italianate, Shingle Style, Queen Anne and Colonial Revival style and the gabled-ell, gable front, cross form, L-form, and American Foursquare house types. It is a district almost exclusively residential, with buildings dating from 1850 through 1976, although over half were built by the turn of the century. The decade of greatest growth was the 1890s, which parallels a general building boom taking place throughout Elgin and the Chicago area as a whole. During this time over one-quarter of the district's housing stock was constructed. Also during this time, more factories were located in the city of Elgin than in any period before or after. The following two decades, through 1919, added an additional hundred buildings. Only 12 buildings have been built since 1950. Not surprisingly, the most prevalent architectural high style represented in the district is the Queen Anne style, from the late 19<sup>th</sup> and early 20<sup>th</sup> century, generally 1880 through 1910.

The Spring-Douglas Historic District is associated with people important to Elgin's early development including members of the Kimball family, one of the city's founding families, and early landowners and property developers such as Vincent Lovell and William Grote. Historically, the northern part of the area has been called Elgin's "Gold Coast," the "exclusive upper Douglas Avenue District," and "aristocratic." The Elgin Daily Courier frequently referred to it this way in newspaper articles from the late 1880s through at least the 1920s. Residents of the Spring-Douglas Historic District in the late 19<sup>th</sup> century through the early decades of the 20th century included the presidents of banks and major manufacturing companies, proprietors of wholesale and retail businesses, medical and legal professionals, and elected local officials including aldermen, judges, a township supervisor, and three mayors.

The architectural styles and quality of the housing stock are representative of the executive and managerial class of townspeople who built and occupied them during the period of significance. There are few intrusions into this attractive area that would tend to detract from its residential character, and its integrity is largely intact. Of the 285 primary structures, 273 (96%) contribute to the character of the district and only 12 are non-contributing. Of the 211 secondary structures, 182 (86%) are contributing and 29 are non-contributing to the district.

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### HISTORY OF THE DEVELOPMENT IN THE DISTRICT

The City of Elgin was established in 1835 on the Fox River, as a stopping point for trade and travelers between Galena and Chicago. The community's long and rich architectural history is tied to its development, first, as a dairy center, and later as a booming manufacturing town for the Elgin National Watch Company and many other businesses.

The Spring-Douglas Historic District is located along the western edge of what is known as the Northeast Neighborhood. The Northeast Neighborhood was developed over a period of approximately 150 years on land that was part of the original claims of two of Elgin's earliest settlers, Phineas J. Kimball and Vincent Lovell. The first recorded subdivisions were P. J. Kimball Jr.'s Second and Third Additions in the southern part of the neighborhood in 1848 and 1854. The Spring-Douglas Historic District includes two parallel streets that run north and south the length of the neighborhood. They developed in a linear fashion from south to north. That part of the district on Kimball's land between Kimball Street and Jefferson Avenue, the original city limits, tends to have most of the oldest housing in the district. Here can be found many of the 19<sup>th</sup> century vernacular house types built for and by the working classes. The northern part of the Spring-Douglas Historic District on Lovell's land, north of Jefferson Avenue, was subdivided beginning in 1868 through 1913, and its housing stock generally displays a range of later styles. Along Spring Street and Douglas Avenue, particularly at the north end, are clustered the largest and most prosperous high-style residences of the Northeast Neighborhood. This part of the district attracted many of Elgin's leading citizens during the peak of the city's development in the 1880s and 1890s continuing through the early part of the 20<sup>th</sup> century.

### PROMINENT LANDOWNERS AND DEVELOPERS

James T. Gifford, who founded the town of Elgin in 1835, settled on the east bank of the Fox River in what is now the Elgin Historic District. The other original pioneer family of Elgin, led by Joseph Kimball, laid claim to the west side of the river with the intention of building a mill. When Joseph's brother, Phineas Kimball, arrived in June of that same year with his wife, he settled on the east side, claiming 40 acres, most of which is now in the Northeast Neighborhood and includes that part of the Spring-Douglas Historic District south of Jefferson Avenue. His land stretched north from Division Street (so named because it divided his land from Gifford's) to Jefferson Avenue. He built a log cabin at the northwest corner of Kimball Street and Douglas Avenue, at the south edge of the district.

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In the early years, most new residents were attracted to a very small area within half a mile of Market Square at Chicago Street and Grove Avenue, a few blocks to the south of the Kimball property. There, in 1842, Gifford had filed a 21-block plat bounded on the west by the river, on the north by Division, on the east by Chapel Street, and on the south by Prairie Street. But as the settlement grew, in 1848 P.J. Kimball, Jr. began subdividing the family lands immediately to the north. His Second Addition, recorded December 29, 1848, included those properties in the Spring-Douglas Historic District which are on the north side of Kimball Street.

In 1850, the Galena and Chicago Union Railroad was completed to Elgin, and in 1854 the City of Elgin was incorporated. These actions began to attract new settlers to Elgin. In response, the bulk of the P.J. Kimball property, stretching from just north of Kimball Street to Jefferson Avenue, was laid out for residential development. P.J. Kimball Jr.'s Third Addition was recorded November 27, 1854. Housing construction was slow, however. In 1860 there were fewer than a dozen houses in the area. But with the increase in population following the arrival of the Elgin National Watch Company in 1864, the area began filling in. By 1880, the first horse-drawn street railway, which had been running on Grove Avenue between the Watch Company and downtown's Fountain Square, was extended up Douglas Avenue to Kimball, enabling management personnel at the Watch Company, as well as others who worked throughout the downtown, to begin locating in the Spring-Douglas Historic District.

North of Jefferson Avenue were the lands of another early settler, Vincent Lovell. Lovell, a merchant, came to Elgin in 1837 and bought 160 acres extending east from the Fox River. Lovell was one of the small group that was granted the charter for Elgin Academy in 1839. The school did not open until 1856, after Lovell's death. His wife Lucy, a teacher, became a benefactor of the Academy, and saw to it that her two sons were well educated. With her son Vincent S. (a later mayor of Elgin between 1887-1889), she began subdividing family lands in 1868. The blocks between Jefferson Street and Lincoln Avenue on both Douglas Avenue and Spring Street were recorded in several subdivisions beginning October 1, 1868 through 1886, and identified as Lovell's Addition and later subdivisions by Lovell and the County Clerk.

Between 1880 and 1893 the population of Elgin more than doubled, leading to increased demand for residential lots. The sections east of Spring Street and north of Lincoln Avenue were sold off in large pieces to other owners and developers who responded to this demand. Growth was also spurred by the extension of the street railway further north on Douglas Avenue from Kimball to Slade Avenue in 1881 when a shoe factory was

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opened.<sup>4</sup> It was replaced in 1890 by an electric streetcar on Douglas Avenue to Lovell Street, along Lovell Street to Prospect Boulevard, and then north on Prospect to River Bluff Road. This made the Spring-Douglas Historic District easily accessible to the downtown with its businesses, major churches, and other attractions, as well as to outlying centers of employment.

One of the most prominent developers from the 1880s was William Grote, who came to Elgin from Germany in 1871 to open a general store. By 1882 he left that business to devote himself to real estate development. He is credited with persuading more factories to locate in Elgin, between 1882 and 1892, than ever had come before or since. Among them were the Ludlow Shoe Company and the Illinois Watch Case Company, both just across Dundee Avenue about a half-mile east from the Spring-Douglas Historic District, and the Cutter and Crossette Shirt factory also nearby. The record growth of factory jobs during those years created a demand for residential development, and Mr. Grote and associates responded with a number of subdivisions in the upper corner of the Northeast Neighborhood. One of his associates was E. D. Waldron. They recorded Grote and Waldron's Second Addition August 29, 1881 which includes the east side of Spring Street between Lincoln and Slade Avenues. At least two of his new subdivisions were marketed directly to the newly arriving employees of the Illinois Watch Case Company and the Ludlow Shoe Company which both opened in 1891. In 1891 Grote was elected mayor and served in that position until 1895.

Another notable landowner of the time was Stephen Slade, a fruit grower who platted and sold his land which included the east side of Spring Street north of Slade Avenue to River Bluff Road for residential lots in 1881. The site of his farmhouse on the northwest corner of Center Street and Cooper Avenue was purchased by a grant from Mrs. George P. Lord, and became the site for a relocated Sherman Hospital.

The area west of Spring Street and north of Lincoln Avenue was retained by the Lovell family and was known as Lovell's Grove. Originally a heavily forested area of Lovell's farm along the Fox River, it became a popular picnic spot. It was the last section of the Spring-Douglas Historic District to be made available for residential development. Three of the most southern of these blocks were recorded as Lovell's Grove Addition on August 28, 1893. The northern three blocks west of Spring Street and north of Slade Avenue were recorded as Lovell's Grove Second Addition on May 3, 1913, and a new street, now named River Bluff Road, was built to connect the northern ends of Grove Avenue, Brook, Douglas Avenue and Spring Street.

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<sup>4</sup> Alft, E.C. *Elgin: An American History 1835-1985*. Carpentersville, IL: Crossroads Communications, 1984, 89.

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**SURROUNDING BUSINESSES AND INSTITUTIONS**

Although residential uses dominate the Spring-Douglas Historic District, the immediately surrounding and nearby areas contained many employment centers ranging from institutional to manufacturing use. The most prominent institution is Sherman Hospital, founded in 1887 by the Elgin Women's Club. It moved to a new stone and brick building in 1895 at Center Street and Cooper Avenue. Many additions followed throughout the years between 1905 and 1972 so that the complex now occupies a double block between Spring Street, Prospect Boulevard, Slade Avenue, and Cooper Avenue, immediately adjacent to the Spring-Douglas Historic District. Parking lots occupy portions of the adjacent blocks to the south. The oldest standing building dates from 1917.

Located on what is now the south Sherman Hospital parking lot was a factory building that housed several interesting early Elgin industries. Originally a shoe factory, it became the home of the Vollar Chewing Gum Factory, which produced such gum brands as "Elgin Hearts" and "Elgin Pride." The gum business went bankrupt in 1890 and was replaced for a short time by the Illinois Creamery Company, known locally as the "House of Corrections." The company collected rancid butter, and then separated it from foreign matter, reduced it to oil and then mixed it with fresh milk to create a "renovated" butter. The business moved and the building was eventually razed in 1929.<sup>5</sup>

The site of another historic hospital in the area, St. Joseph's, is now St. Francis Park. The hospital was opened at Jefferson Avenue and Prospect Boulevard in 1904, but moved to the west side of Elgin in 1984. The owners, the Franciscan Sisters, demolished the old hospital and donated the entire block bounded by Jefferson Avenue, Prospect Boulevard, Center Street, and Plum Street to the city of Elgin for a park. This site is one block east of the Spring- Douglas Historic District.

A prominent industry that survived over 90 years in the Northeast Neighborhood was the David C. Cook Publishing Company. Established in Chicago in 1875, it relocated to Elgin in 1882 and to an eight-acre river-edge property on North Grove Avenue, two blocks west of the historic district, in 1901. Cook, a publisher of religious texts, was another businessman persuaded to move to Elgin by William Grote. The business was a prominent contributor to the economic vitality of Elgin, providing hundreds of jobs. Its principal administration and editorial building at 850 N. Grove Avenue was built in the Classical Revival style in 1901. The factory

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<sup>5</sup> Aft, E. C. *Days Gone By*. Carpentersville, IL: Crossroads Communications, 1992, 248-49.

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buildings are in the rear. The David C. Cook properties originally encompassed more than just those used for the business. There were also residential lots and a park included in the first plat between North Grove Avenue and Douglas Avenue, opposite the publishing house.

Along the river, to the west of the Spring-Douglas Historic District, lay the tracks of the Galena and Chicago Union Railroad. These tracks have been controversial throughout Elgin's history for several reasons. Acquired by the Chicago and North Western Railway in 1864, the east side tracks became known as the "low" tracks to distinguish them from Chicago and North Western Railway's "high" tracks on the west side of the river. The consolidation of the two lines created a railroad monopoly in the community that led to community outcry. Throughout the 1870s there were complaints of high prices for fares. Later, from the 1880s through the 1950s, the tracks caused frequent disruption in the central business district. The depot was just two blocks south of the Spring-Douglas Historic District, at Douglas and Dexter avenues. It stood from 1881 to 1950, when it was torn down.

The low lying lands along the eastern bank of the Fox River, just two blocks west of the Spring-Douglas Historic District, have been industrial since the early days of Elgin. The Fox River Manufacturing Company, organized in 1866 with G. W. Renwick of Elgin and others, took over property along the east bank of the Fox River from Chicago Street to Ann Street. On these lands was the old woolen mill building, erected in 1844 by S. Newton Dexter as the first manufacturing structure in Elgin. To the north of this were the various businesses of Thomas McBride, who was a grain trader and lumber, coal and dairy merchant. Between 1850 and 1909 there were myriad ice companies scattered all along the Fox River. The river was a major source of ice in the days before mechanical refrigeration, and with the adjacent railroad, Elgin had the lead over other communities on the Fox River in total tonnage. Breweries in Chicago were the major customers, but there were also ice makers, including the cold storage warehouses of the dairy industry, the Elgin Eagle Brewery, the watch factory's National House, and the Elgin State Mental Hospital. By 1909, contamination of the Fox River led the industry to leave for purer water in northern lakes.

#### HOME OF PRESIDENTS, MANAGERS AND PROPRIETORS

With the array of institutional and manufacturing concerns located so close to the Spring-Douglas Historic District, the neighborhood was ideally and conveniently situated for residential development. Yet it was physically segregated and exclusively residential enough to attract Elgin's top citizens. Of the residents in 1900 for whom employment information was available, a large number worked in the manufacturing sector. Some of the industries that area residents worked in included the Elgin National Watch Factory, the city's largest



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employer for many years in the late 1800s and early 1900s, and the Illinois Watch Case Company, at one time the second largest employer. However, not just employees and managers of those companies lived in the district, but at one time, the presidents of both companies did. The David C. Cook Publishing company was located a block away from the boundary of the district and David Cook Jr. also lived in the district.

A significant number of residents in 1900 were company owners/proprietors, presidents of small corporations or other officers. By 1920 these numbers had increased, and by 1940, many of Elgin's business class were still found throughout the neighborhood. The following addresses were the homes of Elginites from 1900-1940 who ran some of the city's most prominent manufacturing concerns. (Dates of residence at those addresses are in parentheses)

171 Cherry Street	(1911) Joseph M. Manley, President, Manley & Kramer Co.
316 N. Douglas Avenue	(1920) Edward O'Beirne, Inventor and patent for wrought iron towers for city's arc lighting
400 N. Douglas Avenue	(1900) William Grote, President, Elgin Packing Co., President, South Elgin Stone Co., President, ECC Railroad Company, Vice-president, Elgin Milking Co., Real Estate Developer, Mayor
470 N. Douglas Avenue	(1920-1940) Otto Eggebrecht, President and Treasurer, Elgin Granite Works
470 N. Douglas Avenue	(1920) 414 N. Spring Street (1940) Emil Nolting, President, Elgin Windmill Co.
504 N. Douglas Avenue	(1900) James B. Lane, President, Elgin Brick & Tile Co.; Treasurer/General Manager, Elgin Lumber Co.
607 N. Douglas Avenue	(1920) William P. Lea, Muntz & Lea Co., President, The Lea Co., Vice President, Elgin Stove & Oven Co.
618 N. Douglas Avenue	(1900) Henry Rorig, Blume & Rorig Ice Cream Manufacturers
624 N. Douglas Avenue	(1900-1920) Henry Muntz, President, Elgin Saddlery and Harness, one of the biggest harness shops in the area, established in 1872. Employed over twenty men in a two-story factory.
635 N. Douglas Avenue	(1900) Phillip Freiler, President, Freiler Wholesale Liquor Co.
636 N. Douglas Avenue	(1920) Henry Muntz, Jr., Muntz & Lea, name of successor company to Elgin Saddlery and Harness
638 N. Douglas Avenue	(1940) John R. DeLancey, President, Cities Ice Cream Company
808 N. Douglas Avenue	(1911-1920) Benjamin S. Pearsall, President and Treasurer, B.S. Pearsall Butter Co., a leader in the oleomargarine industry
821 N. Douglas Avenue	(1940) Mortimer M. Cloudman, President, Hamlin Wizard Oil Company

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830 N. Douglas Avenue	(1911-1920) Henry F. Rice, President, Star Manufacturing Co.
850 N. Douglas Avenue	(1900-1911) Royal Kimball, President, Elgin Stove and Oven Co. (1920) Mrs. Royal Kimball, widow
900 N. Douglas Avenue	(1911-1920) John A. Waterman, Vice President, Seybold Piano & Organ Co.
900 N. Douglas Avenue	(1940) Edward E. Eckwald, President, Howell Manufacturing Company
917 N. Douglas Avenue	(1911) Albert C. Rinehimer, President, Rinehimer Brothers Manufacturing Co.
931 N. Douglas Avenue	(1940) Henry A. Leach, Secretary/Treasurer, Illinois Hydraulic Stone & Construction Company
940 N. Douglas Avenue	(1920) Sol C. Eppenstein, President, Illinois Watch Case Co., second largest employer in Elgin
1007 N. Douglas Avenue	(1940) D. Scott Campbell, Vice President, McGraw Electric Company
1025 N. Douglas Avenue	(1940) Charles A. Rinehimer, President/Treasurer, Rinehimer Brothers Manufacturing Company, and Vice President, Elgin Lumber Co.
409 N. Spring Street	(1920) J. Morris Manley, President of Manley and Kramer, attorneys, and Secretary, Elgin National Soap Co.
503 N. Spring Street	(1940) Erwin F. Graf, Secretary/Treasurer, Wait-Ross-Allison Company
555 N. Spring Street	(1900-1920) William D. Kimball, President, Kimball Furniture & Rug Co.
731 N. Spring Street	(1940) Herbert C. Muntz, President, Elgin Storage & Transfer Company
916 N. Spring Street	(1920-1940) George W. Funk, President, George W. Funk Co.
946 N. Spring Street	(1920) William F. Hallett, Wm. F. Hallett Boiler Co.
1006 N. Spring Street	(1940) G. Radeliff Stevens, President, Elgin Manufacturing Company
1050 N. Spring Street	(1940) Wesley F. Leland, President, Western Casket Company

In the early part of the 20<sup>th</sup> century Elgin had many retail establishments and the owner/proprietors of largest of these also lived in the Spring-Douglas Historic District, as well as a number of store and business managers. Owners of Elgin's two department stores, Speiss and Ackemann Brothers, and the city's largest grocer, August Scheele and Co., resided in the Spring-Douglas Historic District, as did the presidents of two banks, Union National and First National.

126 Cooper Avenue	(1940) Joseph Speiss, Speiss Department Store
470 N. Douglas Avenue	(1920) Conrad F. Ackemann, co-owner, Ackemann Brothers Department Store
717 N. Douglas Avenue	(1920) Alex Stone, Secretary, Elgin Loan and Homestead Association

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802 N. Douglas Avenue	(1900) August Scheele, President, August Scheele & Co., the largest supermarket in Elgin in the early 1900s. In 1901 August Scheele built a large Classical revival house at 821 N. Douglas Avenue.
802 N. Douglas Avenue	(1911-1920) Fred H. Ackemann, President and co-owner, Ackemann Brothers Department Store
809 N. Douglas Avenue	(1911-1920) Albert F. Volsch, President, Volsch Meat Market
820 N. Douglas Avenue	(1911-1920) John Russell, President, Union National Bank
850 N. Douglas Avenue	(1920) Mrs. Royal Kimball, Kimball & Mitchell Hardware
903 N. Douglas Avenue	(1920) Mrs. F.W. Bosworth, Bosworth Brothers Dept. Store
320 N. Spring Street	(1940) Frank H. McDonald, President/Treasurer, Joseph Speiss Company
420 N. Spring Street	(1920) Thomas J. Juzek, Juzek Jewelers
573 N. Spring Street	(1920) Andrew Rovelstad, Rovelstad Bros. Jewelers
715 N. Spring Street	(1911) Louis Blum, President and Treasurer, Blum's Ice Cream & Confectionary
731 N. Spring Street	(1920) Henry F Ackemann, co-owner, Ackemann Brothers Department Store
900 N. Spring Street	(1920-1940) George W. Glos, President, First National Bank

The Spring-Douglas Historic District was the home not only of civil service employees such as postmasters, firemen, and city engineers. Top governmental officials, including a number of mayors, several aldermen, a township supervisor, and a judge, also lived there.

400 N. Douglas Avenue	(1900) William Grote, Mayor, 1891-95
627 N. Douglas Avenue	(1920) John Williams, First Ward Alderman, Probate Judge
803 N. Spring Street	(1900) 1045 N. Spring Street (1920) Albert Fehrman, Alderman and Mayor of Elgin, 1909-1919
809 N. Spring Street	(1920) Emil Fehrman, Elgin Township Supervisor

The presence of Sherman Hospital made the Spring-Douglas Historic District a natural choice for medical professionals. In 1900 there were dentists (3), physicians (3), as well as a stockbroker, a pastor, one teacher, school principals (2) and two attorneys. In 1920 professionals included dentists (4), an osteopath and a physician, one pastor, one engineer, a newspaper editor for the *Elgin Daily News* and a business manager for the *Daily Courier*. At least seven attorneys with their own law firms lived in the district.

#### ARCHITECTURAL STYLES AND VERNACULAR AND POPULAR HOUSE TYPES

The Spring-Douglas Historic District is being nominated to the National Register of Historic Places under Criterion C for architecture. The district contains many examples of the architectural styles, vernacular and

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popular house types that dominated American residential architecture between the 1850s and 1950. Homes within the district are reflective of the stylistic evolution of late 19<sup>th</sup> and early 20<sup>th</sup> century residential architecture as well as the community's development during its peak period of growth into an industrial center.

The majority of residential buildings in the district (150) are high style, that is they fit within well-defined and commonly illustrated stylistic categories. Of these, the Queen Anne style predominates, with 48 examples. Other high styles from the late 19<sup>th</sup> century include Shingle Style (11) and Stick Style (2). The greatest number of houses designed prior to 1875 are Italianate with 12 examples. From this same period there are also three Gothic Revival and one Greek Revival house. Early 20<sup>th</sup> century high styles include Craftsman/Craftsman Bungalows found in 10 houses, Prairie found in 22 houses, and Colonial Revival found in 20 houses. Other 20<sup>th</sup> century styles include Dutch Colonial Revival (6), Classical Revival (3), Tudor Revival (3), Mission (2), and Italian Renaissance Revival (1). Many of the later high style buildings are found on "upper Douglas Avenue," in the 800, 900, and 1000 blocks.

There are 88 residential structures classified as 19<sup>th</sup> century vernacular house types, the most common being Gable Front houses and cottages (31). The design of vernacular house types usually depended on the builder's experience and knowledge using available materials. There was generally no conscious attempt to follow a style, although a few of the vernacular types in the district do make use of applied ornament in some recognized architectural style. Other well represented vernacular house types include Gabled Ell (21), Cross-Form (19), L-Form (8), and T-Form (5). There are three New England One-and-a-Half houses and one Pyramidal Cottage.

In the 20<sup>th</sup> century it became popular to use plans that were published and widely available. There are 47 houses from this period in the district, the most common of these being the American Foursquare with 14 examples. There are also Bungalows (4), Ranch houses (3), Contemporary houses (3), and one simple Cape Cod.

Although the majority of the buildings are single family, there are 15 multi-family buildings, including two flat buildings, five duplexes, and eight apartment buildings. There is also one gas station and one institutional building.

The following is a summary of architectural styles, vernacular and popular types found in the district with prominent examples.

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ARCHITECTURAL STYLES

GREEK REVIVAL

The Greek Revival style is most often the earliest style found in Midwestern towns. It was popular in the mid-1800s, from about 1825 to 1860 following an interest in classical buildings in both the United States and western Europe. The style is characterized by a low-pitched, gabled roof emphasized with a wide band of flat trim called a frieze just below the eaves. The gabled roof may be either front-facing or side-facing. If the gable ends turn horizontally a short distance, they are called cornice returns. There are a variety of entrance porch types, often with a traditional classical pediment supported by classical columns. Windows are typically six-over-six, and doors are usually surrounded by sidelights and transoms. The David M. Cole House at 251 N. Douglas Avenue (photo 1), the only Greek Revival house in the district, is one of its oldest buildings dating from c. 1850-55. It is a transitional Greek Revival home with Italianate features. Because styles overlapped in the 19<sup>th</sup> century and were popularized in carpenter guides and pattern books, styles often were combined as in this case. The house has a full, low pitched pediment on two sides with dentil trim.

GOTHIC REVIVAL

Gothic Revival, a style found in buildings dating from 1850 to 1880, takes its inspiration from Europe's great medieval cathedrals, which were characterized by verticality, structural expression and richly carved stonework. The relationship, however, is more sentimental than literal. In Gothic Revival style houses, steeply pitched gable roofs commonly have decorated vergeboards, a crisply cut, ornamented board placed on the incline of the gable, and wall surfaces extending into the gable without a break. Windows frequently have pointed arches or, if square-topped, have flattened window hoods with drip molds (a projecting molding used to direct rain water from the window opening). Some examples are quite elaborate, although simple wood frame examples are more typical. Gothic Revival style homes are not common in Elgin, but there are three in the Spring-Douglas Historic District. The Oliver P. Chisholm House, 402 N. Spring Street (photo 24), is probably the city's most outstanding example of the style. Built in 1871 for an attorney, this two-and-a-half story house has a steeply pitched cross gable roof, and is of brick, with decorative stepped brickwork in the gable peaks. 306 N. Spring Street, dating from the 1850s, has the characteristic steeply pitched central gable and drip molds over the windows, and has had its stucco cladding removed since it was recorded in the 1995 architectural survey.

ITALIANATE

The Italianate style was popular in the Midwest at approximately the same time as the Gothic Revival, from 1850 to 1880, when designers were interpreting architectural precedents in a romantic rather than a literal way.

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The style was loosely based on the Italian country villa and grew as a reaction to the formal classical ideals that had dominated architecture for 150 years. Italianate houses are generally a full two stories topped by low pitched roofs that have deep overhanging eaves supported by ornamental brackets frequently found in pairs. Tall narrow windows topped by decorative lintels are common. Most Italianate homes have broad front porches that sometimes wrap around the corner. One principal sub-type frequently found in urban areas is a brick or frame style with a gable roof and Italianate details.

Of the twelve Italianate houses in the district, four have excellent integrity, having had few, if any, changes from their original construction. The house at 278 N. Douglas Avenue, built c. 1880, has a hipped roof with intersecting front and side gable roofs. Characteristic Italianate features include the paired brackets under the roof eaves and the broad front porch, in this house displaying round wood columns set on rusticated stone pedestals. The other three Italianate houses are of the sub-type with front gable roofs. The oldest, built in 1870, are a charming pair of adjacent brick, L-shaped houses at 469 and 471 N. Douglas Avenue (photo 6). Each of the two-story houses has a bracketed cornice, round arched (second floor) and segmental arched (first floor) windows with decorative brick hood molds. The original two-over-two wood double hung windows remain in place. Each house also has a small front porch inset in the front L with wood posts and frieze. The plan of one house is the reverse of the other.

Another of the Italianate sub-type, in frame, is the Marshall Booth House at 320 N. Spring Street (photo 23), built 1874-75. It is an excellent example of this type with all its original features. The two-story house has a bracketed cornice and small, hipped roof front porch with paired wood columns, wood railing, and turned balusters. There is a front bay with bracketed cornice, pilasters, and round arched top windows. Second floor windows have segmental arched windows with wood window hoods. All windows are original two over two, wood, double hung windows.

#### STICK STYLE

The Stick Style is a transitional style dating from 1860 to 1890, between the preceding Gothic Revival style and the subsequent Queen Anne. Buildings in this style are Gothic in their overall verticality but look toward the Queen Anne in their picturesque complexity – both in form and in detailing. Unlike Gothic Revival houses, the Stick Style stressed the wall surface itself as a decorative element rather than as a planar surface with decorative detailing applied around the windows, doors or gables. Patterned wall treatment was carried even further in the Queen Anne style. Like the Italianate and Gothic Revival styles, the Stick Style was popularized in house pattern books commonly published in the 1860s and 1870s. The style, however, was far less widespread than the closely related Queen Anne style which was to replace it.

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Typified by gabled roofs, Stick Style houses often have decorative trusses or other ornamental elements at the apex of the gable. The walls are typically clad in shingles or clapboards interrupted by patterns of horizontal, vertical or diagonal boards. This functional appearing "stick work" symbolizes the underlying framework but is actually only decorative.

Of the two Stick Style houses in the district, the frame house at 730 N. Douglas Avenue (photo 12) is an excellent example of the style. Built c. 1885, it displays the verticality of the Gothic Revival style with its steeply pitched roof and narrow square corner tower with peaked roof. The second floor, both below and to the side of the front windows, has typical stick work detail with its diagonal boards forming a decorative contrast to the clapboard siding.

#### QUEEN ANNE

The Queen Anne style is one of several styles popular in America from about 1880 to 1910. It was popularized by Richard Norman Shaw and other 19<sup>th</sup> century English architects and has roots in styles prevalent during the Elizabethan and Jacobean eras in England. It is characterized by asymmetry and irregularity in its overall shape, facade, and roof. It often has gables, dormers, towers, and wings, with a partial, full-width, or wraparound porch. A variety of materials and patterns are used to break up the surface of the walls. The earlier homes have milled porch columns and balustrades, while those after 1893, reflecting the influence of the World's Columbian Exposition in Chicago, often have classical columns and simpler square balusters. These later examples are called Free Classic Queen Anne style houses.<sup>6</sup>

The Queen Anne style is the most prevalent style in the Spring-Douglas Historic District, with 48 examples. The popularity of the Queen Anne style parallels the growth of this neighborhood as the city's premiere residential district. Many of the Queen Anne houses are in excellent condition, retaining most if not all their historic features. The majority are of frame construction. A few of the earliest Queen Anne houses show Italianate detailing. These include the house at 465 N. Douglas Avenue and the James B. Lane House at 504 N. Douglas Avenue, both built c. 1880. Each has the irregular shaped massing of the Queen Anne style with cross gable roofs, towers, and bays. Italianate detailing is found primarily in the windows: there are arched windows and window hoods at 465 N. Douglas Avenue while 504 N. Douglas Avenue has an Italianate-style side bay window.

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<sup>6</sup> McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 1991, 264.

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Several excellent examples of Queen Anne houses exist in the district in original condition. The William D. Kimball House, 555 N. Spring Street (photo 27), was built in 1890 for the grandson of one of Elgin's pioneer families. It has a square tower on the side and a large wrap around porch with turned porch columns, decorative balustrade, and spindlework frieze. Another house once owned by a descendant of the Kimball family is 851 N. Spring Street (photo 33), built c. 1885. The irregular shape of this house is accented by a corner turret with conical shaped roof, a large, wrap around porch on one side and a small, gable-roofed porch on the opposite side. Both porches are elaborately detailed with turned columns and balusters, and spindlework friezes.

There are two Queen Anne houses in the district designed by prominent Elgin architects: the John Fleming House at 722 N. Douglas Avenue (photo 11), built in 1890 and designed by Smith Hoag, and the William Hart House at 638 N. Douglas Avenue, built in 1891 and designed by Gilbert Turnbull. The Fleming House is very typical of the Queen Anne style, with a round front tower, pedimented front porch with turned columns, and decorative trim in the front gable end. Fleming was a stockbuyer employed in Chicago. The Hart House, originally built for the owner of Hart's Drug Store, has been remodeled over the years and now has Colonial Revival detailing.

The Albert Fehrman House at 803 N. Spring Street was built in 1889 by the son of a German immigrant who purchased three lots for his family from Grote and Waldron in 1881. Besides operating the family store, Albert served as alderman from 1891 - 1902 and mayor of Elgin from 1909 - 1919. The house has characteristics which combine several styles. It has a square tower with a mansard roof and original iron cresting. The elaborate corner porch has spindlework columns, frieze and balustrade. There is Eastlake ornamentation in the sunburst and fan shaped decorative accents.

There are several Queen Anne houses, once impressive, which have suffered some alterations. The Philip Frciler House, built in 1887 at 653 N. Douglas Avenue is a large house built by a leading wholesale liquor dealer. Although the clapboard siding, stick work, and front entry porch remain in place, the original larger wrap around porch and square tower have been removed and the second floor porch enclosed. The house at 612-14 N. Douglas Avenue, built c. 1885 has also had its porches altered. The entry porch has been enclosed. Although some of the wood trim has been replaced on the second floor porch, its distinctive design remains noteworthy.

Examples of later Queen Anne houses with classical details include 414 N. Spring Street, built c. 1900 and the Frank H. Bosworth House at 903 N. Douglas Avenue (photo 18), built in 1904. Both houses have classical front porches. The porch on the Bosworth House has a projecting pediment over the front steps, Doric porch columns on rusticated concrete block bases and a porch railing with square balusters. The other house has a wrap-around front porch with full height Tuscan columns and a porch railing also with square balusters.



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SHINGLE STYLE

The Shingle Style was popular between 1880 and 1900. It is a variable style which borrows characteristics from several other styles. Many are closely related to the Queen Anne style, with a facade that is usually asymmetrical, with irregular, steeply pitched roof lines having cross-gables and multi-level eaves. Others have Colonial Revival or Dutch Colonial style features such as gambrel roofs, classical columns, and Palladian windows, taken from these styles that were beginning to be popular at approximately the same time. Large porches are common. The distinguishing feature that sets this style apart is the use of continuous wood shingles cladding the roof and walls and wrapping the house like a skin. Shingled walls may curve into recessed windows. Sometimes even porches and stair rails are covered with shingles.

There are 11 examples of Shingle Style houses in the district and many of them are particularly noteworthy. The earlier Shingle Style houses in the district share the massing characteristics of a typical Queen Anne style house. They are asymmetrical and irregular in shape with towers, bay windows, and cross gable roof lines. What sets them apart as Shingle Style is the extensive use of wood shingles on the facade, alternating with clapboard and other wood trim. 607 N. Douglas Avenue (photo 7), built c. 1900, the Ithiel C. Towner House at 706 N. Douglas Avenue (photo 9), built in 1892-93, and 802 N. Douglas Avenue, built c. 1895 are all good examples. They each also have one or more gable roofs with flat, gable ends that flare out at the bottom. 802 N. Douglas Avenue has its wall surfaces at the second floor flared out as well as the gable ends. The Palladian windows in the side gables are recessed and the shingled walls curve into them. 706 N. Douglas Avenue has shingles which wrap continuously around parts of the facade including the corner tower, front porch columns at the second floor, and attic dormers which have recessed windows. 607 N. Douglas Avenue has front porch columns which are tapered and shingled. 802 N. Douglas Avenue is one of several houses in the district that August Scheele lived in. He owned a grocery business which was the largest in Elgin in the early decades of the 20<sup>th</sup> century.

The Charles H. Reid House at 725 N. Spring Street (photo 31) and Charles M. Danner House at 841 N. Spring Street share massing characteristics that are quite different from the preceding Queen Anne examples. Both have steeply pitched side gable roofs with large and also steeply pitched front gables punctuating the facades and extending down to the top of the first story. Both also have clapboard at the first floor and shingled wall and gable end surfaces above. Charles H. Reid received the house, which was built in 1902, for a wedding present. Mr. Reid later founded his own coal, coke, and wood business, Charles H. Reid Company. The Danner House was built in 1904.

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The Dwight A. Chamberlain House at 714 N. Douglas Avenue, built in 1904, borrows its gambrel roof from the Dutch Colonial style. Decorative shingling on this house is used in the dual front porch pediments which have semi-circular rings of shingles.

#### COLONIAL REVIVAL

The Colonial Revival style dates from the 1876 Centennial celebration until the mid-1950s. Shepherded in by a wave of nostalgia and by incidents such as the demolition of the celebrated John Hancock House in 1863, which shocked New England and the rest of the country,<sup>7</sup> it became the most popular historical revival style throughout the country between World War I and II. Many people chose Colonial Revival architecture because of its basic simplicity and its patriotic associations with early American 18<sup>th</sup> century homes. Whether derived from stately red brick Georgian examples or more modest clapboard structures, many of these buildings are symmetrical and rectangular in plan; some have wings attached to the side. Detailing is derived from classical sources, partly due to the influence of classicism dominating the 1893 World's Columbian Exposition. Many front facades have classical -- temple-like -- entrances with projecting porticos topped by a pediment. Paneled doors flanked by sidelights and topped by rectangular transoms or fanlights are common, as are multi-pane double-hung windows with shutters. The variety for the sake of variety typical of the Queen Anne style was losing its attraction, and a subtle traditionalism began to take the place of 19<sup>th</sup> century eclecticism. Streetscapes began to have a sedate air as blocks of quiet symmetrical facades lined suburban streets. Many ranch houses built in the 1950s have Colonial Revival details. There is a revival of the traditionalism exhibited in the Colonial Revival style even in the 1990s with some "Neo-Colonial" houses being built.

Houses in the Colonial Revival style began to appear in the Spring-Douglas Historic District beginning in the 1900s and continued through the 1950s. Most of the 20 Colonial Revival homes in the district follow standard trends in the evolution of the style from a frame, classic box form with full width front porches and a hipped roof to brick rectangular forms with or without wings and side gable roofs. One of the earliest Colonial Revival homes in the district is the c. 1900 George W. Glos House at 900 N. Spring Street (photo 34). Although typical in form with a classic box shape, hipped roof, and full width front porch, this two-and-a-half story frame house is notable for its detailing. Dentil trim, diamond light windows, and classical porch balustrade all add to the distinctive character of this house. George Glos was the cashier at the Elgin City Banking Company, and his was one of the first homes built at the north end of the district. In the following decades, homes like the R. Sherman Lord House, at 721 N. Douglas Avenue (photo 10), were built simplistic and symmetrical. This two-story brick residence has a pedimented central front entry porch with wood ionic columns. Adding character to

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<sup>7</sup> Massey, James C. and Maxwell, Shirley. "Early Colonial Revival." *Old House Journal*, March-April, 1990. 45.

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the house are its 9/1 wood double hung windows, multipane sidelights and fanlight transom panel at the front entry, brick quoins, and sun porch wing with 6/1 casement windows. It was built in 1923 for R. Sherman Lord, who partnered with William Graf, Jr. to start L-G Chevrolet Sales Co., an automobile dealership that became known as Elgin's Gasoline Alley on South Grove Avenue.<sup>8</sup> 841 N. Douglas Avenue and 150 River Bluff Road, both dating to c. 1920, are fine brick, two-story homes in the style. Both homes are rectangular forms with side gable roofs, and have elaborate front entries. The ceramic tile roofs on both homes, plus half round and quarter round windows add to the distinctiveness of each.

The largest Colonial Revival style home in the district is the David C. Cook, Jr. House at 200 River Bluff Road. The house was built in 1906 at a cost of \$7000 for this heir to Elgin's publishing industry and his wife Frances Kerr Cook, who was an illustrator of children's stories.<sup>9</sup> The two-and-a-half story house is primarily rectangular with wings on either side. It is of frame and stucco, and has three gable front dormers on the front facade. The semi-circular front entry portico at the center of the front facade has classical columns and a classical style balustrade above.

#### DUTCH COLONIAL REVIVAL

Dutch Colonial Revival houses are a subtype of the Colonial Revival style marked by a gambrel roof (a steeply pitched gable roof with two planes on the slope). Generally faced in shingle or wood clapboard, they are derived from early Dutch houses built in the northeastern United States in the 1600s and 1700s. The revival style Dutch Colonial houses were built over a long period, as were other Colonial Revival houses, generally from 1880 to 1955. Most of these houses have a symmetrical front facade and a classical entry portico or porch columns that are characteristic of the Colonial Revival period.

In the Spring-Douglas Historic District there are six houses that are Dutch Colonial Revival in style, built within a short period from 1906 to about 1915. They fall into two variations -- those with a cross gambrel, and those with a side-facing gambrel which generally falls later in the development of the style. The most notable Dutch Colonial Revival style homes in the district were built by the same architect -- David E. Postle-- in the same year -- 1906 -- and are located next to each other on the same block. They are the Dr. Thomas E. Macauley House at 826 N. Douglas Avenue and the Thomas S. Huntley House at 832 N. Douglas Avenue. These first owners were Elgin professionals: Dr. Thomas Macauley was a physician, and Thomas S. Huntley was an

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<sup>8</sup> City of Elgin Building Plaque Application, 721 N. Douglas Avenue.

<sup>9</sup> Gifford Park Association, *Historic Elgin House Tour Brochure*, 1995, 26-27.

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attorney with the firm of Botsworth, Shepherd, Huntley and McCarthy.<sup>10</sup> Both frame homes, with front facing gambrel roofs and a cross gable, were influenced by the Shingle Style that occurred prior to the turn of the century.<sup>11</sup> Although the homes are similar in form and materials, there are variations in the detailing. The Macauley House has a hipped roof front porch with wood columns and classical balustrade, while the Huntley House has a full width front porch that is entirely recessed with a stone balustrade and short columns. They share the same decorative windows, but they are placed in gabled front dormers with flanking pilasters on one house and directly onto the front facade of the other.

The homes with side facing gambrels were built later in the district. Although the second story has been sided, 615 N. Douglas Avenue (photo 8) is a typical example of this type, with a full width shed dormer, brick end chimney, pedimented front entry porch, and side wing.

#### MISSION

The Mission style got its name from a romantic interest in the missions built between the 1780s and 1820s by Spanish missionaries from Mexico. It was popular between 1890 and 1920 and has been called the "California Counterpart" of the Colonial Revival style that was more popular in the East and the Midwest.<sup>12</sup> It became particularly popular when the Santa Fe and Southern Pacific railways adopted the style for stations and resort hotels throughout the West. Borrowing the use of bell towers, arches, tile roofs and baroque dormers from California missions, the style is distinct and unusual. Some architects combined elements of the Mission style with Craftsman and Prairie style detailing.

In the Spring-Douglas Historic District there are two homes built in the Mission style. The Albert C. Rinehimer House, 917 N. Douglas Avenue, was built in 1908 for the president of Rinehimer Brothers Manufacturing Company. As is typical with Mission style homes, it is of stucco, has a symmetrical facade, square piers, and a Mission style parapet. The parapet is the home's most pronounced feature since it is found on the central dormer on the front facade. The Harry F. Rice House at 838 N. Douglas Avenue is a two-and-a-half story house of stucco, but it is not as indicative of the Mission style. Nevertheless, it is a notable design because of its variations on typical Mission style features. The parapet in the side gable roof, is not typical, and it repeats the

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<sup>10</sup> Gifford Park Association. *Historic Elgin House Tour Brochure*, 1985 and 1986.

<sup>11</sup> McAlester, 322.

<sup>12</sup> McAlester, 410.

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ornamental detail found on the square piers. It was designed by architect David E. Postle and built in 1907 for the vice president of the Star Manufacturing Company.

#### ITALIAN RENAISSANCE

Although the Italian Renaissance style is found in early 20<sup>th</sup> century houses throughout the country, it is considerably less common than its contemporary Craftsman, Tudor Revival, or Colonial Revival styles. Because by the late-19<sup>th</sup> century a great many American architects and their clients had visited Italy and had first-hand familiarity with Italian architecture, an Italian Renaissance structure mimics its Italian predecessors.<sup>13</sup> The close resemblance is also possible because improved printing technology made photos of these buildings easily accessible to the reading public. This authenticity differentiates them from the Italianate buildings that preceded them, which were based on pattern book drawings by builders who had no first hand visual experience with Italian buildings. Unlike Italianate houses, which were generally built of wood, Italian Renaissance Revival buildings are of brick or stone. As is true of Tudor Revival buildings, the perfection of masonry veneering techniques after World War I made even modest examples of the style possible.<sup>14</sup>

In the district, there is one Italian Renaissance style single family residence, the Dr. Frederick C. Schurmeier House at 849 N. Douglas Avenue (photo 15). It was designed in 1922 by architect Claude Bell for Dr. Schurmeier and his wife, Marie, who were prominent community and social leaders in Elgin. This brick house exemplifies the Italian Renaissance style with its rectangular form, low pitched hipped roof of ceramic tile, and upper story windows that are smaller and less elaborate than the large openings beneath them on the first floor. The second floor windows are designed in triple bands set under a deep cornice. Notable features include a projecting stone front entry bay with arched entrance, a one story side wing with a Palladian-like window with a blind brick arch, and an arched window with balcony at the stair landing level on the front facade.

#### TUDOR REVIVAL

The Tudor Revival style is loosely based on a variety of late medieval models prevalent in 16<sup>th</sup> century Tudor England. Although there are early examples from 1890 on, the style became popular during the 1920s and 1930s. These houses are often brick, sometimes with stucco. The style is characterized by a steeply pitched roof and a facade dominated by one or more prominent cross-gables. Tall, narrow windows usually have multi-lights, and the front door may have a round arch or flattened, pointed (Tudor) arch. Stucco can sometimes be

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<sup>13</sup> McAlester, 398.

<sup>14</sup> Ibid.

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found in flat panels outlined by heavy timbers (half-timbering). Many examples feature prominent exterior stone or brick chimneys.

Because the Tudor Revival style is infrequently found before the 1920s, it is not well represented in the Spring-Douglas Historic District. There are only three examples, two of which are modest cottages with few characteristic features. The brick house at 931 N. Douglas Avenue (photo 20), built c. 1920, has a few of the prominent style defining elements. The front facade is dominated by a steeply pitched cross gable which rises from the ground to the roof peak. The round arched front entry door is set asymmetrically on this facade.

#### CLASSICAL REVIVAL

The Classical Revival style building is usually characterized by a full-height porch with its roof supported by classical columns and topped by a pediment. Its facade is symmetrical, with a central entrance. A revival of interest in classical models began after the Chicago World's Columbian Exposition of 1893, which was attended by hundreds of thousands of visitors. The fair's planners mandated a classical theme, and when built, its buildings and public spaces were widely photographed. As a result, the revival of classical styles became fashionable throughout the country into the 1920s. The architects who had received training at the Ecole des Beaux Arts in Paris contributed to the influence of this style.

The two examples of the Classical Revival style in the Spring-Douglas Historic District are both impressive. The August Scheele House at 821 N. Douglas Avenue (photo 13), built in 1908, reflects the hard-won success of its first owner, August Scheele, a German immigrant who came to Elgin as a youth. He opened his first grocery business in a storefront basement in 1895 and by 1902 had moved into his own building at Douglas Avenue and Division Street. As his business prospered he had this house built. The most prominent feature of this two-and-a-half story, side gabled, frame house is its two-story porch with Tuscan columns and decorative wood railing. The front entry door is distinguished by a fanlight and sidelights with pilasters. There are three dormers in the slate roof, the center one with a circular shaped roof and the other two with pedimented roofs. The south side gable end features a Palladian window. The integrity of the house is excellent, with original features in place both inside and out.

The Joseph Speiss House built in 1939 at 126 Cooper Avenue, is another excellent example of this style designed by local architect, Elmer Gylleck. This two-and-a-half story stone faced house also features a full two-story front porch with classically styled, fluted columns. The front entry door has multi-light sidelights and is surrounded by frame paneling with Adam-inspired decoration. The principal facade is symmetrical with a large, two-story wing on the west side. There are two eyebrow dormers on the front of the hipped roof. Windows are multilight with shutters. This is one of the most noteworthy houses in Elgin by Elmer Gylleck whose training at

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the Ecole des Beaux Arts in Paris is evident in this house. The original owner of this house was a successful retail proprietor, who owned Spiess Department Store.

**PRAIRIE**

The Prairie Style of architecture, practiced by Frank Lloyd Wright, is frequently regarded as America's first indigenous residential architectural style. It takes inspiration not from historical precedents but from the Midwest's most characteristic natural feature, the prairie. Hence, the horizontality of the Midwest landscape is emphatically expressed in Prairie houses. Identifying features of Prairie Style architecture include low pitched roofs with wide overhangs, flat stucco or brick wall treatment, casement windows (frequently leaded) clustered in horizontal bands, and brick detailing in geometric patterns. Prairie Style buildings generally have a massive quality, as if rooted to the earth. The massing of Prairie Style buildings ranges from more complex irregular plans to simple, rectangular forms. In the Spring-Douglas Historic District, Prairie Style characteristics are incorporated into simplified designs in American Foursquares, a popular 20<sup>th</sup> century house type.

The largest of the 12 Prairie Style houses in the Spring-Douglas Historic District is the Allan A. Retan House at 420 N. Douglas Avenue built in 1909-10 (photo 5). Although the main block of the house is symmetrical, an enclosed corner porch and a rear sunroom give the house an overall irregular shape. The two-story brick house has a hipped roof, broad overhanging eaves, and a hipped front dormer. Typical Prairie style horizontality is particularly evident in the long, low form of the house as a whole, and in the bands of casement windows and stone beltcourses which reinforce that horizontality. Allen Retan, Elgin's Fire and Police Commissioner (1911), had this house built on the site of an older house first built by his father in c. 1857. Members of the Retan family lived at this location for more than 60 years.

Other Prairie style houses in the district are smaller, rectangular, and more symmetrical. Yet the horizontality that distinguishes the Prairie style is still evident. The frame and stucco 1014 N. Spring Street, built in 1912, displays strong Prairie style character. Windows appear as horizontal bands across the front of the house, separated by bands of the stucco walls. Two other houses, the John A. Waterman House at 900 N. Douglas Avenue (photo 17), built in 1908-1910 and 466 N. Spring Street (photo 25), built c. 1915, express their horizontality in other elements. Most windows appear as individual units but wide front porches in both cases, with solid knee walls serving as the railings stretch across the entire front facade. Hipped roofs are low and have a single hipped roof dormer. 466 N. Spring Street has particularly broad, overhanging eaves. 900 N. Douglas Avenue features art glass windows in the front door sidelights and in the three part window at the second floor. The house was designed by Postle and Mahler, a notable Chicago architectural firm, for John A. Waterman. Waterman was an officer in the Seybold-Reed Pipe Organ Company with partners William Grote

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and Alfred W. Church. It was the success of this firm that enabled Mr. Waterman to move here from a smaller house at 800 N. Spring Street.

The small, rectangular Prairie style is the most prevalent type of Prairie Style house found in the district, and there are a wide variety of expressions of it. 850 N. Douglas Avenue is a classic example (photo 16). With its wide hipped roof, hipped roof dormer, and full front porch, it is a grander version of what came to be known as the popular American Foursquare. Horizontal wood bands set against stucco walls immediately identify it with Prairie style architecture. The house was originally owned by Royal W. and Grace Kimball. Kimball was the founder and owner of Kimball-Dietrich Hardware Company, and later the founder of the Elgin Stove and Oven Company, which manufactured small bake ovens.

Other examples include 1050 N. Spring Street, built c. 1915, which has an asymmetrically placed front porch which wraps around the side. This stucco house also features horizontal wood bands linking the windows and porch. 460 N. Spring Street, also built c. 1915, has the small, rectangular shape with low, hipped roof. The house appears to be sliced horizontally into a brick ground floor and a second floor with stucco and half timbering that wraps around the side.

The Louis Blum house at 715 N. Spring Street, built in 1909, and 716 N. Spring Street, built c. 1915, also have the characteristic rectangular shape with details of other styles. 716 has horizontal brick bands between the first and second stories. There are multi-light windows and the front porch roof has exposed rafter ends similar to a Craftsman style building. The second floor windows of 715 are grouped together under the eaves and the porch has a horizontal emphasis. It also has Colonial details in the stone window lintels with keystones. This house was designed by W. W. Abell, who together with his son, designed a number of structures in Elgin. Its first owner was Louis Blum, President and Treasurer of Blum's Ice Cream and Confectionary.

#### CRAFTSMAN AND CRAFTSMAN BUNGALOW

The Craftsman style is generally characterized by low-pitched roofs with deep overhanging eaves, exposed rafter ends, decorative brackets or knee braces under shallow gable roofs, dormers and a deep front porch. Windows are frequently double hung sash with three panes in the upper sash and one in the lower. Craftsman detailing was frequently combined with the bungalow form, and Craftsman bungalows, inspired by the work of California architects Greene and Greene, were widely published in architectural journals and popular home magazines of the day. Plans were often included in articles about the style, and the Craftsman bungalow became one of the country's most popular house styles during the teens and twenties. Unlike the Italianate, Victorian Gothic Revival and Queen Anne structures that preceded them, these homes were designed for households without servants and had simple detailing. Craftsman houses often share similar characteristics with



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Tudor Revival style houses. Both styles have English roots, with the Craftsman style growing out of the Arts and Crafts Movement. Although they were built into the 1920s, Craftsman homes were particularly popular between 1901 and 1916 when the architect and furniture maker Gustav Stickley published his magazine, *The Craftsman*.

The four Craftsman style homes in the historic district have different roof types, although they have similar characteristics such as half-timbering, brackets, and Craftsman style windows. The first, 927 N. Douglas Avenue (photo 19), dating to c. 1920, has a cross gable roof. It is a two-story brick and stucco house with a low pitched gable roof, ornamental half timbering, an exceptional front porch with square brick supports with decorative wood balustrade above, and 9/1 wood double hung windows. The 1907 Albert J. Dohle House at 907 N. Douglas Avenue has a hipped roof. It is a simple box with hipped dormers on three sides, a distinctive full width front porch with decorative balustrade and square piers, and ornamental brackets. Albert Dohle purchased the lot for this house for \$1000, and construction began in the summer of 1907. At the time, he was a salesman at the McBride Brothers automobile dealership and an inspector with the Department of Weights and Measures. He later became the city's police and fire commissioner. The other hipped roof type house is 573 N. Spring Street, which is a two-story stucco house with stringcourses and hipped dormers built c. 1910. The remaining Craftsman style house is at 409 N. Spring Street and has a side gable roof. Typically, side gabled Craftsman-style homes have rafter tails or knee braces, as in this case. All of the Craftsman and Craftsman Bungalow style homes in the historic district were built in a short time frame between 1907 and c. 1920.

Although Bungalows are a common type of home in Elgin, the Craftsman Bungalows found in the Spring-Douglas Historic District are quite distinctive. There are six Craftsman Bungalows, with two exceptional examples of the style. The Theodore Kunke House, built in 1908 at 724 N. Spring Street (photo 30) is basically unaltered from its original construction. The half timbering detail, the recessed full width front porch and paneled wood columns, and the unusual combination of a hipped and side gable roof adds to the striking design of this house. The D. Alexander McKenzie House at 1028 N. Spring Street (photo 35) is also a noteworthy design. The one-and-a-half story house from 1908 has both clapboard and wood shingle. Its wide shed roof front dormer with ornamental paneling, full width recessed front porch, multilight Craftsman style casement windows, and exposed rafter ends all contribute to the distinctiveness of this home. The first owner, D. Alexander McKenzie, was an advertising manager for the Elgin News-Advocate publication.

#### 19<sup>th</sup> CENTURY VERNACULAR AND 20<sup>th</sup> CENTURY POPULAR HOUSE TYPES

A number of houses in the Spring-Douglas Historic District are 19<sup>th</sup> century vernacular house types or 20<sup>th</sup> century popular house types, rather than high-style architecture. Vernacular buildings were usually built by an owner or builder who relied on traditional, practical construction techniques and used locally available building

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materials. The overall design and floor plans were typically simple and are classified by their general shape or roof type. The older types, mainly built in the 19<sup>th</sup> century, have been classified by form or plan such as New England One-and-a-Half, Gabled Ell, Cross Form, T-Form, and L-Form, or by roof type such as Gable Front or Pyramidal Cottage.<sup>1</sup> Beginning in the early 20<sup>th</sup> century, architectural plans for popular house types were widely published and made available in books and catalogs. Some of these incorporated stylistic features of high-style buildings. Popular house types built in the first decade of the 20<sup>th</sup> century and continued into the 1920s are American Foursquares and Bungalows. Later types include Ranch houses and a variety of Contemporary house types.

#### NEW ENGLAND ONE-AND-A-HALF

The New England One-and-a-Half type is a frame, one-and-a-half story home that was common throughout New England, across Upstate New York, and westward along the southern margins of the Great Lakes.<sup>15</sup> Although a majority of these homes are pre-Civil War, they have also been found to be built up through the 20<sup>th</sup> century. Inspired by Cape Cod cottages and Greek Revival architecture in decoration and in form, the home is usually side gabled, has small rectangular windows in the half story, and has decorative friezes. In plan, it has a central entrance, two large front rooms with smaller rooms across the back, and has a central stairway that gives access to two attic bedrooms.

The three New England One-and-a-Half homes in the historic district, 163 and 165 Seneca Street, and 317 N. Douglas Avenue, all date to c. 1860 and are found at the southern end. Although there has been some alteration to these homes, their basic form is still evident. The home at 165 Seneca Street (photo 22) is notable for its bracketed eaves, a dentilled entablature, and the small rectangular windows at the half story even though the house has had a enclosed front porch added and aluminum siding.

#### GABLE FRONT HOUSES AND COTTAGES

The Gable Front house and Gable Front cottage is a vernacular house type from the late 19<sup>th</sup> and early 20<sup>th</sup> century characterized by its roof type. The roof has two sloped sides that meet at a center ridge. The triangular ends of the walls on the other two sides are called gables. In a Gable Front house or cottage, the gable end faces the street and is the front of the house. It is often a working-class home, usually frame, with a rectangular plan, minimal projections on the front facade, and front entry on the open end of the gable. Often the porch extends

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<sup>15</sup> Jakle, John A., Robert W. Bastian, and Douglas K. Meyer. *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley*. Athens, GA: University of Georgia Press, 1989, 130.

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the full width of the front of the house. A Gable Front house is two or more stories tall while a cottage is one to one-and-a-half stories. It was a simple type for local builders to construct and is therefore common.

The majority of the 31 Gable Front houses and cottages in the Spring-Douglas Historic District are frame and date from the period between 1870 and 1900. Many of them have been altered, particularly with the addition of modern siding materials. Others have had changes in window and/or door openings. There are two good examples of Gable Front houses that are unaltered except for the addition of vinyl siding. Both retain their original rectangular form without additions which is unusual in Elgin. One is the c.1875 Gable Front house at 162 Seneca Street (photo 21) with original 2/2 wood, double hung windows. The other is the c. 1875 Gable Front Cottage at 639 N. Douglas Avenue which is noteworthy for its tall two-over-two wood, double-hung windows and triangular pedimented window hoods. A later example of this vernacular type is the two-story frame house at 160 Summit Street. The home is a bit wider than earlier examples, and a bit more elaborate with a central bay window on the front facade.

#### GABLED ELL HOUSES AND COTTAGES

Gabled Ell houses and cottages were commonly built between 1870 and 1920. Their floor plans were either L-shaped, with a porch in the interior corner of the L, or T-shaped, with the projecting stem toward the street. The side wing or wings are not separate, but rather an integral part of the building core. These houses were usually frame and simple in design, one-and-a-half or two stories tall, with an intersecting gable roof at the same height as the main roof. They sometimes had applied ornament around doors and windows.

There are 21 Gabled Ell houses in the district but all of them have had some alterations. One house that is a good illustration of this common 19<sup>th</sup> century vernacular type is at 624 N. Spring Street, built c. 1890. It has a side entry tucked into the corner of the L, as well as an entry on the gable front. A large, full width front porch, probably from c. 1910, wraps around the corner of the house to shelter both entries. This house has been altered from its original condition by the addition of asbestos shingle siding. 464 N. Douglas Avenue shows the typical form of the Gabled Ell, with a small porch filling in the side L. However it has also been sided with asbestos shingles and the side porch has been rebuilt.

#### CROSS-FORM, T-FORM, AND L-FORM

Some simple 19<sup>th</sup> century vernacular house types are based on general massing and overall floor plan such as the Cross-form, T-form, and L-form. The roofs of such houses have intersecting gables. In the district, homes of these types date from 1875 to 1900 and there are 19 houses that have been classified as Cross-form, five as T-

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form, and eight as L-form. As is the case with so many of the vernacular buildings from the 19<sup>th</sup> century, most have them have been altered, some quite extensively.

The Cross-form house at 509 N. Spring Street, built c. 1885, has a cross-gable roof and full width front porch. Particularly noteworthy original features include a bay window with Italianate detailing on the south side, window and door hoods, molded cornice board, and square wood porch posts with spindlework caps. The original clapboard remains in place which is unusual for other houses of this type in the district. The Cross-form of the house at 373 N. Douglas Avenue, built c. 1890, is more pronounced, with visible side wings. This house has a square bay window on the front and a side entry porch with turned posts. It has, however, been vinyl sided.

Of the T-form and L-form houses in the district, only 704 N. Spring Street (photo 29), built c. 1875, has been unaltered. This house is an excellent example of an L-form house with a two-story, front facing gable section, and a large, two-story wing on one side. There is a front porch across the full width of the gable-front section and part of the side wing that has round wood columns. Original two over two wood windows with window hoods remain in place. There are bay windows on the front wing and the north and south side elevations. This house exemplifies the simple beauty of a vernacular house with excellent integrity.

#### AMERICAN FOURSQUARE

American Foursquare houses are simple, usually square houses that began to appear at the turn of the century. Square or nearly square in plan, there are typically four equal-sized rooms (an entrance hall, living room, dining room, and kitchen), one in each corner. The type became popular in house building because it was practical and comfortable for the working and middle classes. These houses were inexpensive to build since they did not have any of the elaborate features such as turrets and turned ornaments that were fashionable in late 19<sup>th</sup> century Queen Anne houses. The Foursquare is usually two to two-and-a-half stories tall, two to three bays wide, with a hipped or pyramidal roof, dormers, a full-width front porch with classical or squared-off columns, and piers and overhanging eaves. Plan book and catalog companies such as the Aladdin Company, the Radford Architectural Company, the Architects Small House Service Bureau, Sears Roebuck and Company, and Montgomery Ward and Company featured many Foursquare designs between 1900 and 1925. Foursquare houses can have Colonial, Prairie or even Tudor detailing.

There are 14 American Foursquare houses in the Spring-Douglas Historic District. The frame and stucco James W. Healey House at 844 N. Douglas Avenue (photo 14), built c. 1910 is a typical example of an American Foursquare. Its full-width front porch has stuccoed end posts and round center wood columns with a stuccoed balustrade. The front hipped dormer has two, four-light windows. A stone beltcourse at the window sill level

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on the second floor suggests the Prairie style influence that can be seen on many American Foursquares. 730 N. Spring Street (photo 32) is another stucco Foursquare with square, stucco, corner posts on a stuccoed balustrade. In this house the front porch was probably once open but has been filled in with double hung windows.

Three of the houses classified as American Foursquare vary slightly from the strict interpretation of a Foursquare plan, in that they have a central entry with two rooms on either side of the entry. They still have the characteristic two-and-a-half story massing, hipped roof, and full front porch of a Foursquare. These are 926, 930, and 1027 N. Spring Street.

#### BUNGALOW

The Bungalow is an informal 20<sup>th</sup> century house type which began in California and quickly spread to other parts of the country. Although it evolved from the Craftsman heritage, Bungalows may incorporate various other stylistic features. Plan books and architectural journals published plans which helped popularize the type for homeowners and builders. It became so popular after 1905 that it was often built in quantity by contractor/builders. Bungalows are one, one-and-a-half, or sometimes two story houses that emphasize horizontality. Basic characteristics usually include broad and deep front porches and low pitched roofs, often with dormers. Exterior materials are sometimes brick with cut stone trim, or they can be frame with built-in Arts and Crafts features on the interior.

The Bungalow house type was popular throughout the country from 1900 to 1925 and there are four bungalows in the historic district dating from the 1910s. All four Bungalows are rectangular shaped and have low pitched hipped roofs. They vary in porch type with either a front entry porch at the side or a full width front porch. The most noteworthy example of the style is 515 N. Spring Street (photo 26). This c. 1915 house is a distinctive design with a striking ceramic tile roof, circular front and side window bays with inset decorative panels and 6/1 wood double hung windows. Although it has been enclosed, the house has a recessed front entry porch.

#### MULTI-FAMILY HOUSING TYPES

Multi-family buildings were built in the era of explosive population growth in Elgin from the mid-1870s up through the Depression, due to the availability of jobs at Elgin's flourishing industries. Between 1870 and 1890, the population of Elgin grew from 5,431 to 17,723 and by 1893, Elgin had a population of 21,568.<sup>16</sup> A number of duplexes, flats, and apartment buildings were constructed throughout the city to house workers,

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<sup>16</sup> Alft, E.C. *Elgin: An American History*, 85, 125.

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particularly along transportation routes that led to factories. In the Spring-Douglas Historic District, most of the multi-family buildings are located on Douglas Avenue which had a street car route. The appearance of these urban architectural types on the landscape represents Elgin's change from a small agricultural service town to an industrial center.

One of the earliest multi-family building types in Elgin is the flat building. In this housing type, flats or apartment units are typically stacked one or two per floor. In Elgin, it is common to see two-story flats containing four units. The brick flat building at 300-302 N. Douglas Avenue (photo 3), dating from 1885, is in the Italianate style. This flat building is strikingly similar to the rows of Italianate townhouses that dominated urban housing in America between 1860 and 1880. Instead, the two structures have been designed as one symmetrical form, having a single, flat roofed front porch with two wood paneled, principal entry doors. Italianate characteristics include a wide projecting cornice with brackets concealing a flat roof, full height front bays, and typical Italianate windows. These tall, wood, double-hung windows have brick segmental arches above, and label moldings below. There is also ornamental brickwork and decorative brick stringcourses on the front facade. According to local historian E.C. "Mike" Alft, this was the first multi-family building to be constructed along Douglas Avenue.<sup>17</sup> The other flat building found in the district at 263-267 N. Douglas Avenue, is similar in form, but is Classical Revival in style and dates to the turn of the century. Again, the building has a single, shared front porch, symmetrical full height front bays, and a ornamental cornice. Both flat buildings have exceptional integrity and are notable local examples.

There are five duplexes in the district that were originally built as two-family structures intended to look like single-family houses. This was a trend that began as early as the 1880s in Chicago, where luxury apartment houses and high-style duplexes took their design inspiration from the best single-family residences. As critics of multi-family dwellings claimed they lacked domesticity and privacy, architects began to design multi-family buildings to look like single-family residences. As is evident in the Spring-Douglas Historic District, the duplexes were built to be inconspicuous neighbors next to their single-family homes. None of the duplexes are taller than two stories, and many capture the essence and stylistic features of a single family dwelling. The building at 169-171 Ann Street is the earliest duplex within the district. Although it has been sided, it is a notable Victorian Gothic Revival building from c. 1880. This two-story building was built symmetrically with features that mirror each other such as dual, projecting gable front bays, twin bay windows with hipped roofs, and front entries at either side. In later years, architects began to perfect the design of duplexes within a predominantly single family neighborhood as found in the two, two-story duplexes along Spring Street. Both structures could be mistaken for single family homes, if not for the twin entry doors that are centrally located under the porch. They are similar symmetrical forms with hipped roofs, central hipped dormers, and broad

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<sup>17</sup> Alft, E.C. "Days Gone By." Elgin Daily Courier , September 22, 1985.

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porches. Although similar in form, the Arthur B. Todd duplex (1904) at 648-652 N. Spring Street (photo 28) is Colonial Revival in style and the c. 1915 duplex at 808-810 N. Spring Street is in the Prairie style. The other duplex at 319-323 N. Spring Street, c. 1875, is severely altered.

The remaining multi-family buildings are apartment buildings, and seven of the eight date between 1892 and 1929. All are under three stories in height and are in the southernmost blocks of the district, nearest downtown. There are interesting examples from three different time periods. The Miami Apartments at 269-271 N. Douglas Avenue (photo 2), built in 1892 is a good example of the very prevalent Classical Revival apartment type found throughout the Chicago area around the turn of the century. Very urban in character, the structure resembles two three-flats, each with a three story bay window and center entrance adjacent to the other. Classical features include a brick cornice with brackets at the roof line, and classical style porches with round wood columns on a brick balustrade.

The structure of the later Goldman Apartments at 280-282 N. Douglas Avenue, built c. 1910 is expressed as a small, rectangular, two-story brick apartment block. Its detailing is Italian Renaissance with a two-story pedimented entry framed with stone columns. There is patterned brickwork at the second story level.

Built in 1929, the Lucille Cooper Apartments at 400 N. Douglas Avenue (photo 4), is a larger apartment block which displays some of the grander gestures of apartment buildings that were becoming more fashionable as a residential choice at this time. The symmetrical facade has a prominent, recessed center section set off by two wings. The entry projects from the building and has a stone balcony with inset terra cotta heraldic designs. Spanish Colonial Revival in its styling, there is a low pitched tile roof, limestone belt courses, and regular indented brick course at the first floor. Interiors of the apartments were given luxury finishes, from fireplaces to millwork. The building was built by H. Frank Zorno, a bridge engineer, and Albert Cooper, owner of Cooper Pharmacy. Both families lived in the building when the Depression came and the apartments couldn't be rented. Other early prominent residents included Judge Frank Wiley Shepherd, a presiding circuit judge of the Sixteenth Judicial District, and Edward N. Herbster, President of the Elgin National Watch Company.

#### ARCHITECTS IN THE SPRING-DOUGLAS HISTORIC DISTRICT

For most of the buildings in the Spring-Douglas Historic District the architect can't be identified, or the house may have been built by a builder without benefit of architect. There are five locally prominent architects who did work in the district and they are discussed below.

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**WILLIAM WRIGHT ABELL (1853-1916)**

William Wright Abell was an architect working in Elgin at the turn of the 20<sup>th</sup> century. He was the designer of the George Cook House (1898-99) at 70 S. Chapel Street; the Frank Cornell House (1892) at 33 N. Porter Street; and First Universalist Church (1891-92) at 261 DuPage Street in the Elgin Historic District. He was the nephew of George Hunter, the superintendent of the Elgin National Watch Company.

Homes in the Spring-Douglas Historic District by W. W. Abell include the 1892 Shingle Style, Ithiel C. Townner house at 706 N. Douglas Avenue (photo 9); the Queen Anne-style F.H. Bosworth House at 903 N. Douglas Avenue from 1904 (photo 18); the 1905 Charles Shoemaker House at 731 N. Spring Street in the Colonial Revival style; the c. 1910 Craftsman-style, Andrew Rovelsted House at 573 N. Spring Street; the 1909 Prairie Style, Louis Blum house at 715 N. Spring Street; the 1909 Copeland and Cooper duplex at 250-264 N. Spring Street (altered); and the 1909 Prairie style Clark L. Anderson house at 202 Lovell Street. Noted in the 1995 survey was 827 N. Spring Street.

**RALPH ELLIOTT ABELL (1880-1947)**

Ralph Elliott Abell was born in Elgin on January 21, 1880. He graduated from the University of Illinois in 1904 and received a Masters Degree from Cornell University. He began practice in Chicago and Elgin with his father, W.W. Abell in 1905.<sup>18</sup> He is known for his designs of many public buildings, as well as the Elgin Masonic Temple at 310 E. Chicago Street, the Elleana Apartments at 398 E. Chicago Street, the Crocker Theater on South Grove Avenue, an addition at Elgin High School at 1200 Maroon Drive, and the Wolff Funeral Home, all in Elgin.

Ralph Abell is known to have designed two Colonial Revival-style homes in the Spring-Douglas Historic District, the Charles A. Rinehimer House at 1025 N. Douglas Avenue that dates to 1924 and the 1926 William H. Abelman House located at 1015 N. Douglas Avenue.

**SMITH HOAG (1838-1916)**

Little is known about local Elgin architect, Smith Hoag besides his architectural designs that remain in Elgin. Hoag's most prominent design in Elgin is Fire Barn 5 at 533 St. Charles Street, in the locally-designated Elgin

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<sup>18</sup> Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey and Ingalls, Inc., 1970, 7.



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National Watch Historic District and individually listed on the National Register. He also designed the Dickinson Flats (1891-92), 350-358 East Chicago Street; the Carl Botsford Home (1890) at 472 Division Street; and the Hiram Thomas House (1890), at 564 East Chicago Street in the Elgin Historic District.

Three homes by Smith Hoag in the Spring-Douglas Historic District are all in the Queen Anne style. They include the 1887 Philip Freiler House at 653 N. Douglas Avenue, the 1890 John Fleming House at 722 N. Douglas Avenue (photo 11) and the 1890 Queen Anne Free Classic house at 519-21 N. Douglas Avenue.

**DAVID E. POSTLE (1863-?) AND HARRY H. MAHLER**

David E. Postle is best known for his design of the Pattington Apartments (1902) on Irving Park Road in Chicago, a courtyard apartment building with spacious seven, eight, and nine room apartments. It was listed on the National Register of Historic Places in 1980. He also designed the Pixley Flats (1899) at 608 Linden Avenue in the Elgin Historic District.

David E. Postle and his firm seemed to be the architect of choice for a number of residences in what became known as the Upper Douglas area. His designs include the two Dutch Colonial Revival 1906 houses at 826 and 832 N. Douglas Avenue (with Harry H. Mahler), the Mission style 1907 house at 838 N. Douglas Avenue, and two Prairie Style houses at 850 N. Douglas Avenue (1909) (photo 16) and 900 N. Douglas Avenue (1908) (photo 17). According to the 1995 survey of the Spring-Douglas Corridor, Shingle style houses at 413, 706, 714, and 716 N. Douglas Avenue, 725 (photo 31) and 820 N. Spring Street, and a Queen Anne style house at 814 N. Spring Street are attributed to Postle. In 1919, David Postle left Elgin for California.

**ELMER GYLLECK (1898-1989)**

Elmer Gylleck, a local Elgin architect, is best known for his photograph collections and his historic revival house designs. He was born in Blanchardville, Wisconsin, but spent many of his early years at 24 South Porter Street and 379 East Chicago Avenue in Elgin. In the early 1920s, he was trained in architecture and engineering at the Armour Institute in Chicago (now Illinois Institute of Technology) and the Ecole des Beaux-Arts in Paris. He was employed in the Chicago architecture firms of Marshall and Fox, where he worked on the designs of the Drake and Edgewater Beach (now demolished) hotels; and Coolidge and Hodgdon, a firm best known for their University of Chicago designs. After leaving these firms, he began his own architectural drafting service in Chicago. In the 1930s, he was the regional director of the Architects Small House Service Bureau (ASHSB) in Chicago. The ASHSB was created by a group of architects in Minnesota, which produced a catalog of house plans in the 1920s and 1930s. The ASHSB wanted architects to capture part of the thriving pre-cut catalog and plan book industry and offered what they considered to be "superior" designs. The regional offices of the

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ASHSB offered plan book revisions and assistance, for a small fee based on the size of the house. Because of Mr. Gylleck's involvement with the ASHSB, a number of designs were built in Elgin. Soon after Mr. Gylleck started his own firm, Elmer Gylleck and Associates in Elgin, which lasted until 1951. During World War II, while in the Department of the Navy, he worked with famous industrial architect Albert Kahn. Mr. Gylleck had other interests, including magic and photography. His interest in photography led to his vast collection of over 3,000 historical photographic plates and prints of Elgin and Kane County. This collection, now housed at the Elgin Area Historical Society, is a valuable resource in understanding Elgin's past. Mr. Gylleck also photographed many of his own designs in Elgin.<sup>19</sup>

Throughout the years, most of Elmer Gylleck's architectural practice was devoted to stock small house plans, many of which were published in Associated Press newspapers, periodicals such as *Homes of Distinction* and even in a house plan book from 1946. He also served on the planning boards of both Elgin and Kane County. The Elmer Gylleck designs found in the Spring-Douglas Historic District reflect his training at the Ecole des Beaux-Arts in Paris. Many American architects who attended the Beaux-Arts popularized historic revival styles in towns and suburban areas across the United States during the 1920s and 1930s. Homes by Elmer Gylleck include the Joseph Speiss House, 126 Cooper Avenue, built in 1939 in the Classical Revival style; and the Ernest R. Ludwig House, 935 N. Douglas Avenue, built in 1940 in the Colonial Revival style. Both homes are two stories tall and have symmetrical facades.

#### OTHER HISTORIC DISTRICTS IN ELGIN

Elgin has one other historic district on the National Register, the Elgin Historic District. That district encompasses the earliest plats of Elgin, representing the earliest growth and development in the city. It is a mix of housing types and architectural styles from simple vernacular cottages to mansions to brick flats all within the same block. There was a great diversity of wealth and position among its residents. The Spring-Douglas Historic District, on the other hand, represents the era of the expanding city, with the majority of its housing stock for prominent owners who were prosperous during the heyday of Elgin from the 1880s up until 1940. It presented the opportunity for the development of an exclusive residential section, near enough but not adjacent to any industry. Many of the business leaders who built homes in the district saw their homes as an expression of their hard-won economic success. The role of the neighborhood as an elite area was long lived — remaining so until the post-World War II housing boom opened up newer areas in outlying parts of the city.

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<sup>19</sup> Wood, C. *Elmer Gylleck: A Biography*. Elgin, IL: Clayton Wood, 1985

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**United States Department of the Interior  
National Park Service**

**National Register Of Historic Places  
Continuation Sheet**

Section number 10 Page 57

Spring Douglas Historic District, Elgin  
Kane County, Illinois

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**VERBAL BOUNDARY DESCRIPTION:**

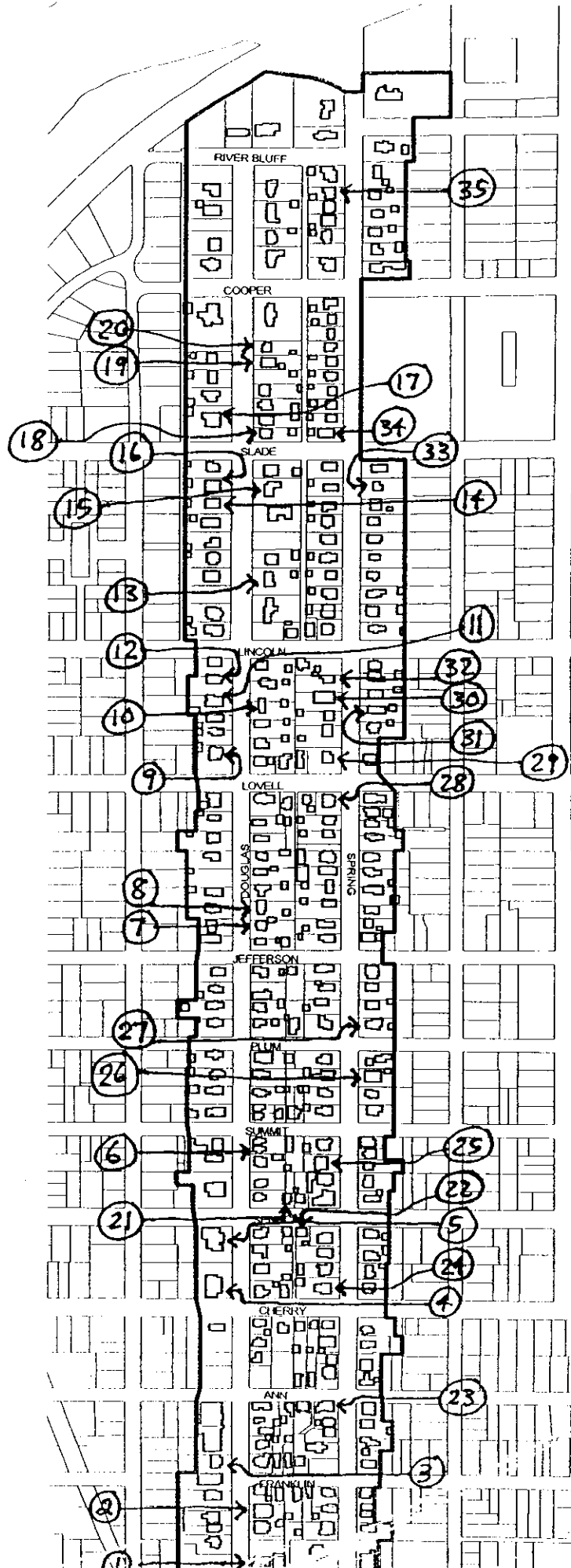
The district is linear and primarily rectangular in shape. Its boundaries are defined by lot lines and street grid patterns. The district is bounded on the north by the rear lot lines of properties on the north side of River Bluff Road and the former Chicago and North Western Railroad tracks (known as the low North Western); on the south by Kimball Street, a large four lane road with a central parkway that divides the residential areas to the north from the central business district to the south; on the west by the rear lot lines of properties on the west side of North Douglas Avenue or the alley from Lincoln Avenue north to River Bluff Road; and on the east by the rear lot lines of properties on the east side of North Spring Street, excluding the Sherman Hospital property on the east (odd) side of the 900 Block of North Spring Street.

**BOUNDARY JUSTIFICATION:**

The boundaries of the historic district were based on the boundaries of the local Spring-Douglas Historic District that was designated in 1996. The southern boundary was chosen because it clearly marks the distinction between downtown Elgin and the primarily residential Northeast Neighborhood; the northern boundary is a high bluff that is a natural marker between homes on the bluff and the Fox River Valley below; and the eastern and western boundaries were chosen because a greater concentration of distinguished houses for prominent citizens are located along both Spring Street and Douglas Avenue than on the adjacent streets either to the east or to the west.

**UTM**

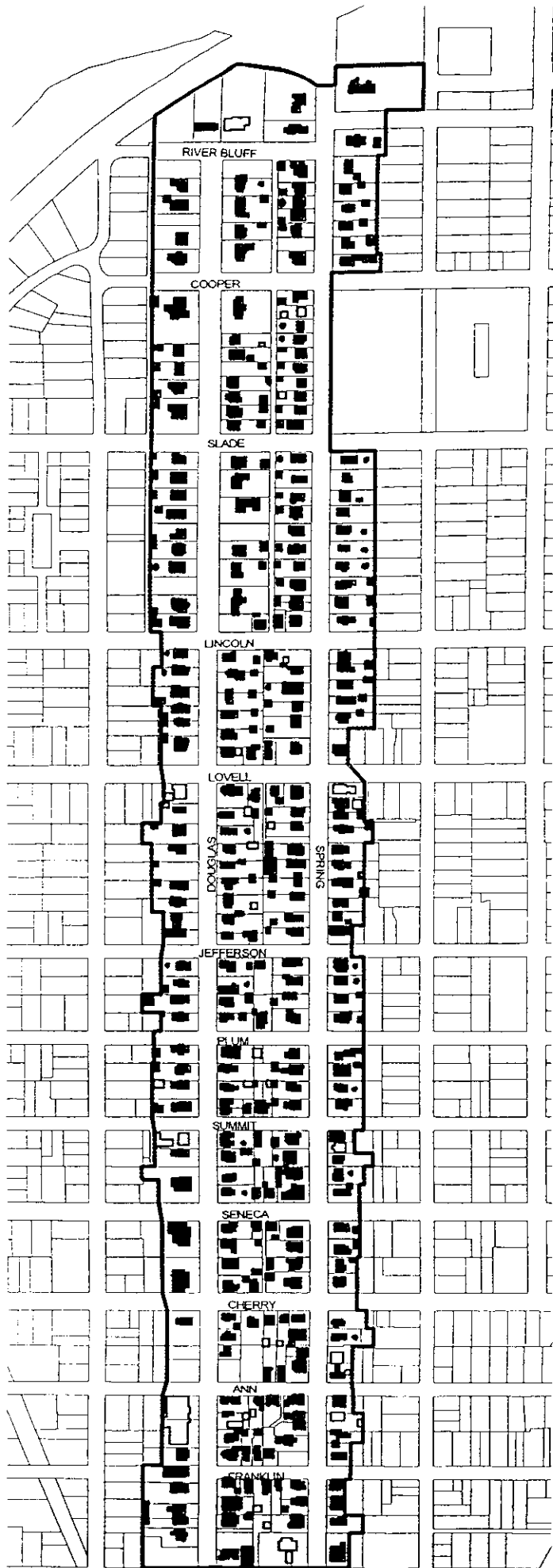
1. Zone 16 - East, 393710 - North, 4656610
2. Zone 16 - East, 394000 - North, 4656690
3. Zone 16 - East, 393880 - North, 4656450
4. Zone 16 - East, 393870 - North, 4656270
5. Zone 16 - East, 393270 - North, 4656930
6. Zone 16 - East, 393920 - North, 4655110
7. Zone 16 - East, 393690 - North, 4655110



**SPRING DOUGLAS  
HISTORIC  
DISTRICT  
ELGIN, ILLINOIS**

**Photo Key**

1. 251 N. Douglas
2. 269-271 N. Douglas
3. 300-302 N. Douglas
4. 400 N. Douglas
5. 420 N. Douglas
6. 469 N. Douglas
7. 607 N. Douglas
8. 615 N. Douglas
9. 706 N. Douglas
10. 721 N. Douglas
11. 722 N. Douglas
12. 730 N. Douglas
13. 821 N. Douglas
14. 844 N. Douglas
15. 849 N. Douglas
16. 850 N. Douglas
17. 900 N. Douglas
18. 903 N. Douglas
19. 927 N. Douglas
20. 931 N. Douglas
21. 162 Seneca
22. 165 Seneca
23. 320 N. Spring
24. 402 N. Spring
25. 466 N. Spring
26. 515 N. Spring
27. 555 N. Spring
28. 648-652 N. Spring
29. 704 N. Spring
30. 724 N. Spring
31. 725 N. Spring
32. 730 N. Spring
33. 851 N. Spring
34. 900 N. Spring
35. 1028 N. Spring



SPRING DOUGLAS  
HISTORIC  
DISTRICT  
ELGIN, ILLINOIS

- Contributing Buildings
- Non-Contributing Buildings







# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

MAY 5 2000

IN REPLY REFER TO:

The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information contact Edson Beall via voice (202) 343-1572, fax (202) 343-1836, regular or E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)

Visit our web site at <http://www.cr.nps.gov/nr>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 4/24/00 THROUGH 4/28/00

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, ALAMEDA COUNTY, Oakland Waterfront Warehouse District, Roughly bounded by I-880, Madison St., 2nd St., and Webster St., Oakland, 00000361, LISTED, 4/24/00  
CALIFORNIA, CONTRA COSTA COUNTY, Richmond Shipyard Number Three, Point Potrero, Richmond, 00000364, LISTED, 4/28/00  
COLORADO, DELTA COUNTY, Surface Creek Livestock Company Silos, 315 SW 3rd St., Cedaredge, 00000367, LISTED, 4/27/00  
CONNECTICUT, HARTFORD COUNTY, Cedar Hill Cemetery, 453 Fairfield Ave., Hartford, 97000333, LISTED, 4/28/97  
CONNECTICUT, HARTFORD COUNTY, West End Library, 15 School St., Farmington, 00000369, LISTED, 4/25/00  
ILLINOIS, KANE COUNTY, Spring--Douglas Historic District, Roughly Spring St. and Douglas Ave., bet. River Bluff Rd. and Kimball Ave., Elgin, 00000410, LISTED, 4/28/00  
ILLINOIS, KANKAKEE COUNTY, Illinois Central Railroad Depot, 199 S. East Ave., Kankakee, 00000409, LISTED, 4/28/00  
ILLINOIS, KANKAKEE COUNTY, Windrose Site, Address Restricted, Bourbonnais vicinity, 00000412, LISTED, 4/28/00  
ILLINOIS, SANGAMON COUNTY, Fisher Building--Latham Block, 111, 113, and 115 N. Sixth St., Springfield, 00000413, LISTED, 4/28/00  
MASSACHUSETTS, BERKSHIRE COUNTY, Farnams Village Historic District, Farnams Rd., Lanesborough Rd., and Besaire Rd., Cheshire, 99000866, LISTED, 4/27/00  
MASSACHUSETTS, HAMPSHIRE COUNTY, Goodwin Memorial African Methodist Episcopal Zion Church, Woodside Ave., Amherst, 00000416, LISTED, 4/28/00  
MASSACHUSETTS, SUFFOLK COUNTY, Harvard Avenue Historic District, Roughly bounded by Linden St., Commonwealth Ave., Harvard Ave., and Park Vale Ave., Boston, 00000415, LISTED, 4/28/00  
NORTH CAROLINA, DAVIDSON COUNTY, First Reformed Church, 22 E. Center S., Lexington, 00000417, LISTED, 4/28/00  
OHIO, CUYAHOGA COUNTY, Falls River Road, Falls Rd., Chagrin Falls, 00000421, LISTED, 4/28/00  
OHIO, CUYAHOGA COUNTY, Henn, Albert W., Mansion, 23131 Lake Shore Blvd., Euclid, 00000422, LISTED, 4/28/00  
OHIO, TUSCARAWAS COUNTY, Lanning, T., & Co. Department Store, 226-228 Grant St., Dennison, 00000420, LISTED, 4/28/00  
VIRGINIA, HENRICO COUNTY, Reynolds Metals Company International Headquarters, 6601 W. Broad St., Richmond, 00000064, LISTED, 4/26/00  
WISCONSIN, OUTAGAMIE COUNTY, Grignon, Charles A., House, Augustine St., Kaukauna, 72000064, ADDITIONAL DOCUMENTATION APPROVED, 4/25/00

### ANNOUNCEMENTS:

National Register of Historic Places Honors Asian-Pacific Heritage Month

"Celebrating Asian-Pacific Heritage Month May 2000" highlights featured historic sites, publications, related articles, and links to History in the Parks which tell the history of the Asian and Pacific peoples role in the development of the United States from the early 1800s to the present. The National Park's Golden Spike National Historic Site, featured on the site, interprets the social, labor, and ethnic history surrounding the connection of the first Transcontinental Railroad, largely achieved through the labor of Asian immigrants, which took place on May 10, 1869. Other historic sites tell the story of Asian immigration and assimilation into the United States. Related articles featuring Hawaiian and Pacific Island perspectives on preservation can be linked to in the "related articles" section and the "History in the Parks" section. Visit the National Register's site honoring May as National Asian-Pacific Heritage Month at [www.cr.nps.gov/nr](http://www.cr.nps.gov/nr)

The publications found on this site come through Teaching with Historic Places, the program which offers a series of award-winning lesson plans that use places listed in the National Register to enliven the study of history, social studies, and geography and include "Locke and Walnut Grove: Havens for Early Asian Immigrants in California."